



PLAS HEULOG

LLANFAIRFECHAN

DAFYDD HARDY

COAST & COUNTRY

PLAS HEULOG



An eagle's nest if ever there was one - Plas Heulog stands at an elevation of some 800' above sea level on the south western slopes of Penmaenmawr Mountain, commanding the most spectacular uninterrupted views across the outlying countryside surrounding Llanfairfechan, to include the Snowdonia mountains and the beautiful tidal waters of the Menai Strait. A certain Mr Massey who built this handsome residence around the year 1896, certainly knew what he was doing in order to maximise the vista – its south westerly aspect really is the preferred position it has to be said and you'll be bowled over by its remarkable location, something which cannot be overstated!

Plas Heulog, standing within some 5½ Acres of mature garden grounds, is hidden from sight amongst a cluster of mature pine trees yet definitely commands your attention when you first lay eyes on its bold exterior. Adjoining the gardens is a further mature stretch of woodland measuring some 4½ Acres, making this not only a haven for wildlife but also somewhere to be enjoyed all year round for its natural beauty. This exceptionally spacious residence – surely an under-statement – is a residence of immense charm and character, something the present owners of some 20 years have managed to preserve, its heritage and period features of which are certainly eye-catching and in some respects quite unusual.



Its tour de force is arguably the main reception hall with its multitude of arches and panelling whilst original stained glass windows and Arts and Crafts staircase serve to emphasise its stature. All principal reception rooms have a certain formal elegance and would definitely lend themselves for late night dinner parties and entertaining guests – some of these rooms have original fireplaces on display with multi-fuel stoves fitted in some cases. Despite its originality, the interior has been modernised in key areas such as the kitchen and some bathrooms. The main bathroom adjoining the master bedroom being a case in point where old and new blend seamlessly, adding a touch of luxury. All rooms positioned along the front elevation enjoy spectacular sea and mountain views.

There are 10 bedrooms in total based on the current layout and a host of rooms utilised for storage purposes, workshops and much more besides whilst wide archways with stronghold doors exhibiting a portcullis appearance open though to a courtyard, of which many of the ground floor rooms have access.





In addition to the main residence lies a further substantial single storey annexe consisting of 4 separate self-contained holiday units known affectionately by local place names of Aber, Beaumaris, Conwy and Deganwy. These self-catering units have been an asset for the present owners over the past few years with many a glowing review. A recurring theme being the views and peace and quiet. A typical example being: "Peace, tranquillity in a most beautiful setting with the best views. Very enjoyable". Both buildings are served by their own independent oil fired central heating system, whilst a good proportion of windows to Plas Heulog are double glazed.

We envisage this remarkable residence would be well suited to continue in its current role as a family home with additional holiday let accommodation and yet, Plas Heulog offers so much more.

There's enormous scope and potential here for the adventurous and creative thinker to establish a unique boutique holiday experience in what has to be a truly noteworthy and outstanding location. This corner of Wales, where the mountains meet the sea, leaves an indelible impression in the minds of those who have never savored its delights before, and certain to return again and again. The demand for exclusive accommodation is without question and Plas Heulog has all the right ingredients to make this a convincing reality!



Plas Heulog is located in an elevated position with a spectacular mountainous backdrop overlooking the scenic village of Llanfairfechan with exceptional sea and mountain views. The winding road which leads out of the village towards the property begins to reveal just what a special place this is. Despite its rural position, this popular village can be reached by car in just a matter of minutes. This picturesque coastal village is nestled along the North Wales coast, parts of which reach into a wooded valley beyond and on into the Snowdonia National Park. The coastline is both beautiful and rugged at the same time, renowned for its dramatic changes in landscape and diverse in habitat, wildlife, flora and fauna. The village has a good range of local amenities and a number of independent outlets trading from traditional shop frontages. The promenade and sea front is popular with locals and visitors alike with leisure facilities, a boating pond and a sailing club. There is also a golf course, mainline railway station and a regular bus service.

The coastal path nearby allows for leisurely enjoyment of these surroundings where you will find a fine nature reserve along the seafront where pleasant walks and bird watching can be enjoyed. There are many footpaths leading into the mountains too where you will also find numerous old settlements within the landscape. The city of Bangor to the west is a world renowned city of learning with the university providing the courses and facilities that attract students worldwide. Bangor has a wide range of famous name shopping outlets, supermarkets and out of town shopping facilities, a mainline railway station, hilltop golf course and Victorian pier. Also within easy reach along the A55 is the Victorian resort of Llandudno which needs no introduction, has many attractions, shopping outlets, promenade and pier.

PROPERTY FEATURES

Plas Heulog

Ground Floor

Vestibule: 8' 11" x 7' 11" (2.72m x 2.43m)

Reception Hall: 56' 11" x 14' 8" (17.36m x 4.49m Max)

Sitting Room: 30' 1" x 17' 6" (9.18m x 5.35m)

Snug: 8' 11" x 16' 4" (2.72m x 4.98m)

Reception Room: 14' 3" x 21' 8" (4.36m x 6.62m Max) into bay

Dining Room: 23' 5" x 20' 11" (7.15m x 6.38m)

Kitchen: 27' 9" x 10' 9" (8.47m x 3.28m)

Laundry: 8' 1" x 15' 0" (2.47m x 4.58m)

Utility Room: 10' 2" x 5' 0" (3.12m x 1.54m)

Wine Cellar: 11' 1" x 5' 3" (3.40m x 1.62m)

Table Tennis Room: 21' 5" x 10' 11" (6.53m x 3.33m)

Workshop: 8' 9" x 10' 11" (2.69m x 3.34m)

Storage Room: 7' 8" x 12' 3" (2.35m x 3.75m)

Boot Room: 10' 7" x 12' 2" (3.25m x 3.73m)

First Floor

Master Bedroom: 14' 7" x 22' 2" (4.45m x 6.78m Max) into bay

Bathroom/En-Suite: 8' 9" x 18' 1" (2.68m x 5.53m Max)

Bathroom: 6' 0" x 4' 11" (1.83m x 1.52m)

Laundry Room: 5' 4" x 5' 9" (1.63m x 1.77m)

Shower Room: 7' 10" x 5' 9" (2.41m x 1.77m)

Holiday Unit - Aber

Lounge: 10' 1" x 11' 0" (3.08m x 3.36m)

Kitchen: 10' 1" x 4' 5" (3.08m x 1.36m)

Bedroom: 10' 1" x 11' 0" (3.08m x 3.36m)

Shower/WC

Holiday Unit - Beaumaris

Lounge: 10' 1" x 11' 0" (3.08m x 3.36m)

Kitchen: 10' 1" x 4' 6" (3.08m x 1.38m)

Bedroom 1: 10' 1" x 11' 0" (3.08m x 3.36m)

Bedroom 2: 10' 1" x 11' 0" (3.08m x 3.36m)

Bathroom/WC

Shower Room/WC

Bedroom 2: 13' 7" x 17' 6" (4.16m x 5.34m)

En-Suite: 8' 2" x 5' 11" (2.50m x 1.82m)

Bedroom 3: 9' 4" x 16' 7" (2.85m x 5.08m Max)

Dressing Room 1: 8' 8" x 8' 8" (2.66m x 2.65m)

Dressing Room 2: 11' 7" x 10' 5" (3.55m x 3.18m Max)

Utility Room 1: 16' 0" x 8' 7" (4.88m x 2.62m Max)

Breakfast Room: 6' 0" x 8' 0" (1.83m x 2.44m)

Bedroom 4: 8' 9" x 11' 11" (2.67m x 3.64m)

Bedroom 5: 8' 11" x 16' 8" (2.72m x 5.09m)

Bedroom 6: 10' 11" x 13' 5" (3.35m x 4.11m Max) into bay

Bedroom 7: 9' 9" x 11' 2" (2.99m x 3.42m)

Bedroom 8: 6' 8" x 9' 10" (2.04m x 3.02m Max)

Bedroom 9: 10' 10" x 12' 6" (3.31m x 3.83m Max) L-shaped

Bedroom 10: 8' 11" x 8' 0" (2.74m x 2.44m)

Lounge: 9' 4" x 10' 11" (2.86m x 3.33m)

Utility Room: 8' 9" x 8' 0" (2.68m x 2.44m)

Store Room 1: 18' 8" x 9' 4" (5.70m x 2.87m Max)

Store Room 2: 8' 8" x 12' 11" (2.65m x 3.94m)

Holiday Unit - Conwy

Lounge: 10' 1" x 11' 0" (3.08m x 3.36m)

Kitchen: 10' 1" x 4' 5" (3.08m x 1.36m)

Bedroom 1: 10' 1" x 11' 0" (3.08m x 3.36m)

Bedroom 2: 10' 1" x 11' 0" (3.08m x 3.36m)

Shower Room/WC

Shower Room/WC

Holiday Unit - Deganwy

Lounge: 10' 1" x 11' 0" (3.08m x 3.36m)

Kitchen: 10' 1" x 4' 5" (3.08m x 1.36m)

Bedroom: 10' 1" x 11' 0" (3.08m x 3.36m)

Shower Room/WC

Laundry: 5' 6" x 15' 11" (1.70m x 4.87m)

Linen Store: 5' 8" x 8' 11" (1.73m x 2.74m)

Boiler Room: 5' 7" x 11' 0" (1.72m x 3.37m)

Plas Heulog

Total Approx. Floor Area

– 7454 ft² (692.4m²)



Holiday Units

Total Approx. Floor Area

– 1769 ft² (814.5m²)



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.



DIRECTIONS

From Bangor, proceed along the A55 eastbound exiting at junction 14 signposted Llanfairfechan. Continue to the centre of the village turning right at the traffic lights onto village road. Follow this route up the hill bearing left into Bryn Road, taking the second turning into Mount Road. Follow this road all the way up the hill until the road bends to the right and levels out. The driveway for Plas Heulog will be seen just a short distance further on your left hand side, next to a former lodge house.

EPC Band: D

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