



THE GROVE

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LLANFAIRFECHAN

DAFYDD HARDY

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COAST & COUNTRY

# THE GROVE

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You can't help but get excited with an evocative name such as 'The Grove' – a splendid period residence commissioned by a local merchant and believed to date from 1908 and therefore of late Edwardian design yet incorporating a fine blend of Victorian style into the mix, providing generously proportioned accommodation with a great deal of charm and character. Essential original features are retained throughout, creating a timeless classic home you can definitely be proud of. The Grove stands just off the old coast road, adjacent to a mature woodland and thereby affording much privacy with a generous garden located to the side and rear, a private gated drive, plentiful parking and an old Coach House.

The Grove is essentially a country house and home, part of which is utilised as a 5 star award-winning Bed & Breakfast establishment (follow this link to see the property's website: <http://www.thegrovenorthwales.co.uk>), something which the current owners have done on a part-time basis since 2008, essentially a lifestyle business. The intention is for the business to continue in the short term, enabling any prospective purchaser to re-start this venture with minimum effort. With new clients and satisfied patrons returning year on year, the owners have certainly enjoyed a healthy revenue, yet for those willing to make this a full-time business and commitment, the possibilities could far exceed current levels.





The property is positioned on the edge of the popular coastal village of Llanfairfechan, within walking distance of amenities and the seafront and less than a minute by car to the A55 expressway which serves the entire North Wales coastline, through to the ferry port at Holyhead and ultimately linking up with the main motorway network, Chester and beyond.

In 1998, The Grove underwent major refurbishment and extension works, which included re-wiring and re-plumbing throughout and installation of oil-fired central heating. This work also included wrapping the original house in external insulation, and providing double glazing to much of the accommodation and the installation of a multi-fuel stove. The extension (sympathetically styled) has essentially been the hub of the home (owner's accommodation) whilst the older part has served as the Bed & Breakfast facility. There are three guest bedrooms, all with pleasing en-suite facilities and tastefully presented throughout, two of which even offer a tantalising glimpse of the sea.







The vendors have designed the layout to be essentially two separate dwellings. This allows for full privacy to be maintained within the extension whilst guests can come and go without disturbing the owners. Having said that, any new owners could easily add to the two existing ground floor connecting doors by creating a new opening at first floor level to connect the two landings so that the property could fully function as one dwelling, thereby becoming one substantial four bedroomed family home. Noteworthy is that with three guest bedrooms (up to six guests in total) there are no requirements for business rates or change of use status – this could well be the ultimate in terms of a lifestyle business! The landscaped gardens are manageable with lawns and ponds whilst the former coach house sits tucked away to the rear. This is a two storey building with essentially six rooms in total. The coach house is certainly ripe for conversion as holiday let accommodation (this could add further to the scope to expand the business) and might also be suitable as a granny annexe, studio, craft workshop etc. - all, of course subject to necessary building regulation approval and planning permission. The vendors have sketch plans available.







The property is situated to the west of Llanfairfechan, a few hundred yards from the village centre (ten minutes' walk) and within walking distance of the Snowdonia National Park and its Carneddau range with five peaks over 3000 ft. The coastline and blue flag beach are fifteen minutes' walk away. There is much to enjoy locally in terms of outdoor activities, including a golf club, sailing club, boating pond, football club, bowling club, croquet club, gardening club etc. The village offers a good range of local amenities and an interesting range of shops trading from traditional shop frontages. There's also the convenience of a primary school, village hall, doctor's surgery, chemist' and several public houses and eateries. The promenade, coastal walks, nature reserves and seafront are certainly popular with locals, visitors and bird watchers. There's a mainline railway station and a regular bus service to Conwy (for the Conwy Valley, Bwtws Y Coed etc.) and Llandudno ("Queen of Welsh Resorts") to the East, and to Bangor (University city and district hospital) and Caernarfon to the West (and onward to Beddgelert, Porthmadog, Llyn Peninsula etc.), with bus stops almost outside The Grove. Bangor is a hub for bus services to Anglesey and inland to Bethesda, Llanberis etc.

The Grove is therefore VERY well located for business, shopping and leisure.



# PROPERTY FEATURES

Guest Lounge: 12' 2" x 25' 2" (3.73m x 7.68m max) measured into bay

Guest Dining Room: 12' 2" x 12' 9" (3.72m x 3.89m max) measured into bay

Snug/Study: 12' 2" x 9' 10" (3.72m x 3.02m)

Conservatory: 16' 2" x 15' 4" (4.94m x 4.68m max)

Open Plan Living Area Comprising

Kitchen/Dining/Lounge: 34' 4" x 14' 6" (10.47m x 4.44m)

Utility Room: 8' 0" x 11' 11" (2.44m x 3.65m)

Master Bedroom: 25' 0" x 14' 6" (7.64m x 4.44m max) measured into bay

En-Suite: 10' 7" x 7' 8" (3.23m x 2.34m)

Dressing Room: 5' 6" x 6' 5" (1.70m x 1.97m)

Main Landing

Guest Bedroom - Conwy: 12' 6" x 13' 6" (3.83m x 4.14m)

En-Suite: 11' 8" x 9' 5" (3.58m x 2.89m)

Guest Bedroom - Ogwen: 12' 7" x 10' 4" (3.85m x 3.17m)

En-Suite: 6' 6" x 6' 6" (2.00m x 1.99m)

Guest Bedroom – Menai: 12' 7" x 12' 9" (3.86m x 3.90m max)

En-Suite: 8' 7" x 3' 9" (2.64m x 1.16m)



Total Approx. Floor Area  
– 2944 ft<sup>2</sup> (273.5m<sup>2</sup>)

*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 our Bangor office, proceed eastbound along the A55 exiting at Junction 14 for Llanfairfechan. Proceed over the A55 flyover heading towards Llanfairfechan. Follow a straight stretch of road and just where the road begins to bending to the right, The Grove can be seen on your right hand side, next to the entrance to the cemetery.

EPC Band: E

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The Grove, Aber Road, Llanfairfechan, Conwy LL33 0HR

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