



Cae'r Berllan

Llanrwst | Conwy



IWAN M WILLIAMS
ESTATE AGENTS • GWERTHWYR TAI

Cae'r Berllan

Llanrwst

Conwy

£750,000

A magnificent Grade II Listed, 17th Century country house set in beautifully maintained grounds in an idyllic semi-rural location within the Conwy Valley.

DESCRIPTION

Cae'r Berllan is a most impressive historical country residence set in beautifully managed grounds, adorned by mature trees providing complete privacy. Approached by its own private tree-lined driveway with formal grounds extending to front, side and rear of the house. The property is surrounded by open farmland and enjoys a sunny aspect and views to surrounding hillside.

Internally, the historic front door gives way to an impressive reception hall with original dog leg oak staircase and large oak beams - a fine example of the local craftsmanship dated back to the 17th century.

The main drawing room has large exposed oak beams together with large inglenook fireplace and views overlooking the grounds.

In addition to the main house there is also a historic 18th Century 'Cruck Frame' barn within the grounds providing good storage, garaging or large workshop.

In the agents opinion, Cae'r Berllan is one of the finest country houses in North Wales.



ACCOMMODATION

Location: Located on the edge of the Snowdonia National Park within 4 miles of Betws Y Coed and within level walking distance of the historic traditional market town of Llanrwst.

Main Reception Hall: Historic studded oak door to front; feature dog-leg dark oak staircase leading off to first floor level; substantial oak beamed ceiling; Victorian style radiators; lattice leaded secondary double glazed window to front elevation; telephone point; wall lights; oak doors leading off.

Cloakroom: Low level WC, wash basin and radiator.

Drawing Room: 20'3" x 17'9" (6.17m x 5.4m) An impressive reception room with oak beams, large inglenook fireplace with timber mantel and raised hearth. Windows overlooking front and rear elevations enjoying views over gardens towards surrounding countryside. Wall lights; telephone and TV point; two Victorian style radiators.

Dining Room: 16'9" x 13'10" (5.1m x 4.21m) Inglenook fireplace with oak mantel, cast iron multi fuel stove; oak beamed ceilings; window seat, window overlooking rear garden; Victorian style radiators.

Kitchen: 14'0" x 12'4" (4.27m x 3.75m) Fitted base units with complementary wooden worktops; two bowl double drainer sink with mixer tap; space for fridge; peninsular breakfast bar; Leisure cooking range with large canopy extractor above. Window enjoying views over open farmland. Victorian style radiator.

Walk-in Larder: Range of shelving, slate cold shelf; window to front elevation.

Utility Room: 17'7" x 13'11" reducing to 9'3" (5.37m x 4.25m reducing to 2.82m) Range of fitted base and wall units, peninsular base units; two bowl sink with drainer and mixer tap; plumbing for dishwasher and washing machine; space for dryer and freezer; door to outside. Floor mounted Eurostar oil boiler for central heating and hot water system; double panelled radiator; velux double glazed window; built-in store cupboard.

Walk-in Cloakroom: Radiator; hanging and storage space; window to side elevation.

From Drawing Room



Hallway: Feature oak walling and beams; Victorian style radiator.
External door leading to side of property.

Library: Located off hallway. Oak beams.

Study: 13'0" x 13'9" (3.97m x 4.2m) Overlooking side and rear elevation, views; Victorian style radiator; window seat.

FIRST FLOOR Impressive exposed roof timbers and dog legged staircase; built-in dark oak storage and historic wardrobes at first floor level.

Master Bedroom: 22'8" x 21'5" (6.9m x 6.54m) Split level incorporating bedroom area, dressing area, recessed wardrobe area and En-suite shower room. Large vaulted ceiling with exposed wall and ceiling timbers, Victorian style radiators, windows overlooking front and rear elevation.

Dressing Area: Window overlooking side enjoying extensive views, vaulted ceiling, recessed wardrobe area.

Oak door leading to:

En-Suite Shower Room: Shower enclosure, low level WC, pedestal wash hand basin, window overlooking side elevation, build in cylinder cupboard, mirror and light unit, ladder style heated towel rail.

Bedroom 2: 14'10" x 11'7" including En-Suite Shower Room (4.51 x 3.53 including En-Suite Shower Room) Window overlooking rear of property enjoying extensive views, double panelled radiator, oak beamed ceiling.

En- Suite Shower Room: Comprising corner shower enclosure, WC, pedestal wash hand basin, wall lights and extractor fan, ladder style heated towel rail.

Bedroom 3: 14'3" x 12'2" (4.35 x 3.7) Twin aspect overlooking rear and side elevation with views, Victorian style radiator.

Bedroom 4: 9'3" x 5'2" (2.82 x 1.57) Window overlooking front of property, Victorian style radiator.

Family Bathroom: 13'1" x 7'7" (4 x 2.3) Cast iron bath with shower above, pedestal wash hand basin, low level WC, radiator, shaver point, built in linen cupboard with shelving and cylinder.



Outside: Approached along its own private treelined driveway set back from the main road enjoying total privacy. The initial tarmacadam driveway gives way to a gravelled drive and parking area to front and side of the main house.

Adjacent, but standing away from the main house, is a Grade II Listed 18th Century 'Cruck Barn' - (13.75m x 5m internally) plus rear storage/ log store - a fine example of it's era and of much historic interest. This building provides excellent storage, garage or workshop premises.

In addition there is also a small block built garden store shed (3.86m x 2.95m)

Surrounding the house are mature, beautifully maintained gardens comprising formal lawned gardens, mature shrubs, kitchen garden and orchard.

Services: Mains water and electricity are connected to the property. Septic tank drainage. Oil fired central heating.

Method Of Sale: By Private Treaty - Guide Price £750,000 - All offers to be submitted to the Agents.

Viewing: By appointment through the agents, Iwan M Williams, 5 Denbigh Street, Llanrwst, LL26 0LL, tel 01492 642551. Email enq@iwanmwilliams.co.uk

Directions: Cae'r Berllan is located South of Llanrwst - Take A470 signposted Betws Y Coed. After approx 100 yards from petrol Station take right turning into private driveway leading to Cae'r Berllan. (LL26 0PP)

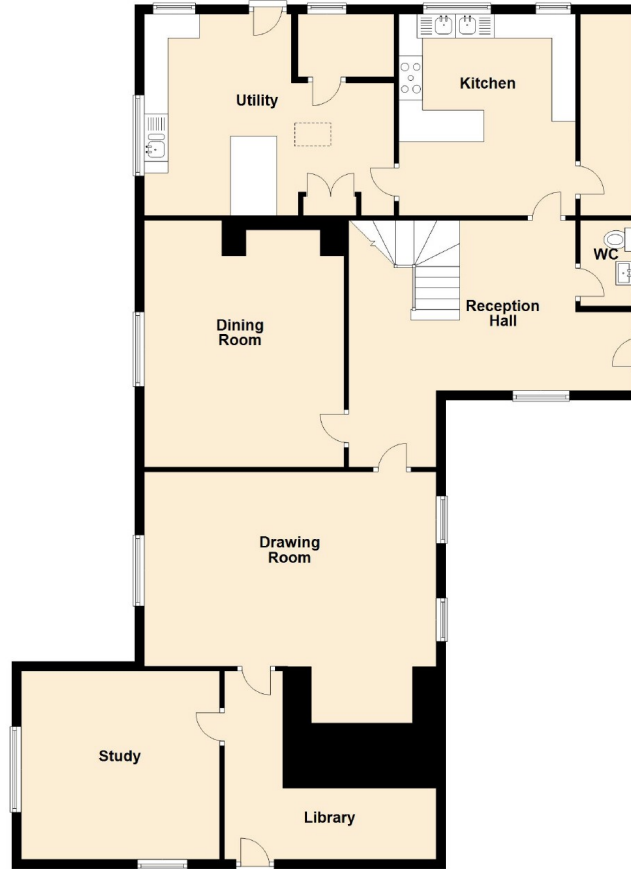
Proof Of ID: In order to comply with anti-money laundering regulations, Iwan M Williams Estate Agents require all buyers to provide us with proof of identity and proof of current residential address. The following documents must be presented in all cases: IDENTITY DOCUMENTS: a photographic ID, such as current passport or UK driving licence. EVIDENCE OF ADDRESS: a bank, building society statement, utility bill, credit card bill or any other form of ID, issued within the previous three months, providing evidence of residency as the correspondence address.



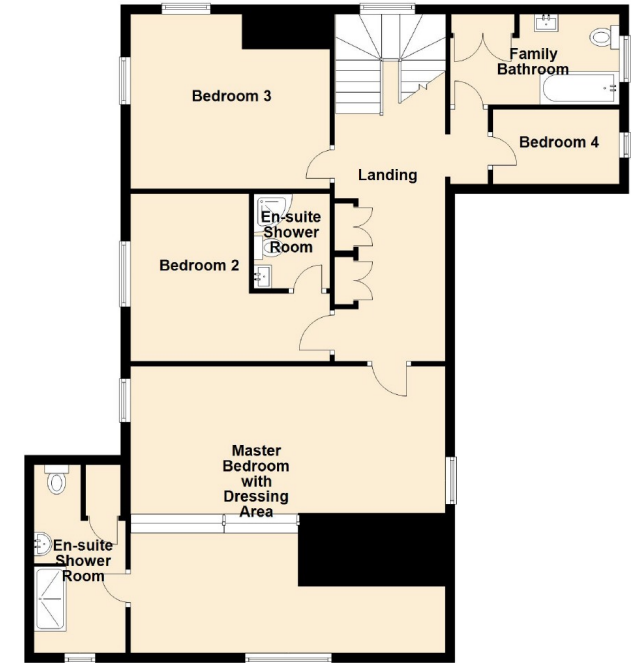
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
20-100	B		
81-91	C		
62-80	D		
43-61	E		
23-42	F		
1-22	G	34	80
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	A		
20-100	B		
81-91	C		
62-80	D		
43-61	E		
23-42	F		
1-22	G	34	78
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Ground Floor



First Floor



Floorplans are for identification purposes only and not to scale. Where measurements are shown, these are approximate and should not be relied on. Sanitary ware and kitchen fittings are representative only and approximate to actual shape, position and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from William Morris Energy Assessments. All rights reserved. Plan produced using PlanUp.

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