

Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further arrangements to view the property.

We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers.

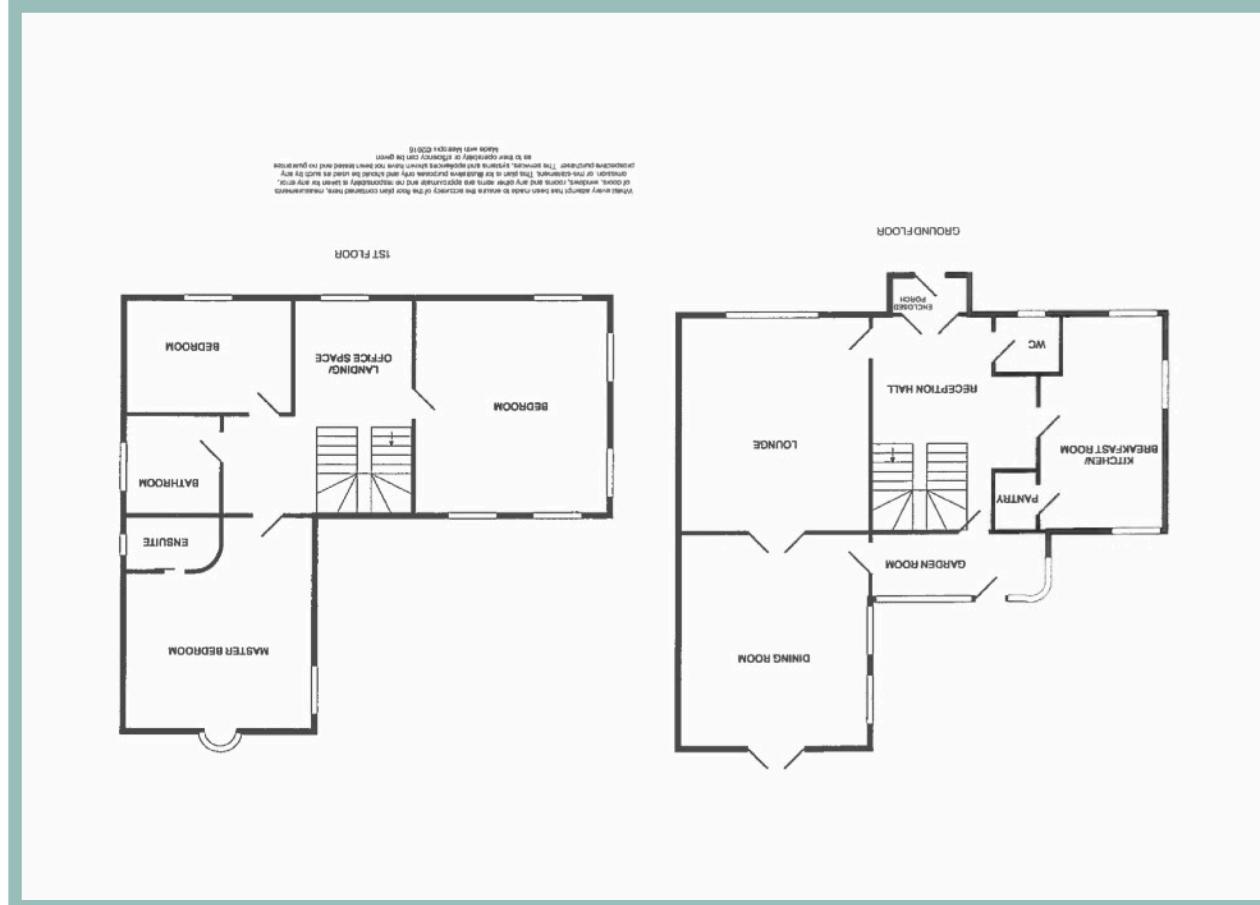
Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition.

Part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller.

We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract.

www.fletcherpooole.com

DIAMOND COLLECTION
Fletcherpooole



The Coach House
Dolwen Road
LLysfaen
LL29 8SS

A Beautifully Restored Coach House, Set Within Extensive Landscaped Gardens & Located In A Semi Rural Location Close To The Tan Y Marian Nature Reserve

Description

We are pleased to offer the opportunity to acquire a piece of history by presenting for sale this beautifully restored coach house situated within its own extensive walled gardens in the old part of the village of Llysfaen. This substantial residence was once the original coach house to the adjacent former rectory and has been the subject of an extensive programme of restoration.

The conversion works to the property have been carried out to a high standard of specification over a period of 3 years by local craftsmen whilst still retaining as much of the property's original character and heritage as possible. Built from local quarried stone with hand-built reclaimed pine doors and window frames and exposed purlins, Welsh slate tiled roof and walled gardens combine to present an attractive historicity.

The Coach House is situated in private grounds within high castellated stone-walled gardens providing a high degree of safety and security for children and pets. From the turreted entrance a gravelled driveway leads past mature trees, lawn and mature shrubs to the front of the Coach House with space for approximately six vehicles. At the side of the Coach House is a second private entrance with space for a boat or caravan. The rear gardens are also bounded by high castellated stone-walls with shrubs and bushes and a Mediterranean patio garden providing a high degree of privacy. The Coach House lies just a few hundred yards from Mynydd Marian local nature reserve which is designated as an area of outstanding natural beauty and affords extensive 360 degree views along the coast and also inland across the grassland towards the distant mountains of Snowdonia and the Clwydians. The grassland flora is of special interest and during early summer rewards with a display of orchid grassland flowers. There are many beautiful walks in the surrounding countryside. The ancient village of Llysfaen is bordered by Rhyd-y-Foel and Abergele to the east, Dolwen to the south west. The present Grade II listed church nearby dates back to 1777. Neighbouring the Coach House is the impressive Llysfaen Rectory which dates from the 1620s, and was extended in 1846 and

includes a walled garden in its curtilage. It was recognised in 1954 by the Royal Commission on Ancient and Historical Monuments of Wales as a classic example of its type. The well proportioned accommodation briefly comprises; Entrance Porch, Reception Hall with Inglenook Fireplace, Cloakroom, Lounge with Inglenook Fireplace and log burning stove, Dining Room with French Doors leading out to the garden, Garden Room, Kitchen/Breakfast Room with Walk-in Pantry, turned spindle staircase, Master Bedroom with viewing balcony, fitted wardrobes and Ensuite, five piece family Bathroom and two further Double Bedrooms one with fitted wardrobes and Landing Office Area. The Coach House is approached via a gravelled driveway and stands within high walled gardens enjoying a high degree of privacy and seclusion. The gardens are mainly lawned and include well stocked rockeries with irrigation system, secluded Mediterranean paved garden, cobbled/paved patio, log store and Summerhouse with far reaching sea views.

- ✓ BEAUTIFULLY RESTORED COACH HOUSE SITUATED IN A SEMI RURAL LOCATION
- ✓ INCLUDES SEVERAL VALUABLE PIECES OF ANTIQUE PERIOD BEDROOM FURNITURE
- ✓ SET WITHIN EXTENSIVE AND WALLED LANDSCAPED GARDENS
- ✓ WITHIN WALKING DISTANCE OF THE TAN Y MARIAN NATURE RESERVE
- ✓ VIEWING HIGHLY RECOMMENDED TO APPRECIATE THE PRESENTATION AND FINISH THROUGHOUT
- ✓ STUNNING FAR REACHING SEA VIEWS FROM THE REAR GARDEN

3 Bedroom
Detached House

The Coach House
Dolwen Road
Llysfaen
LL29 8SS

£575,000

Reference Number: RP1092
16/08/24

Fletcher & Poole,
1A Penrhyn Avenue,
Rhos-on-Sea, LL28 4PS

Registered Company
Number 4687367

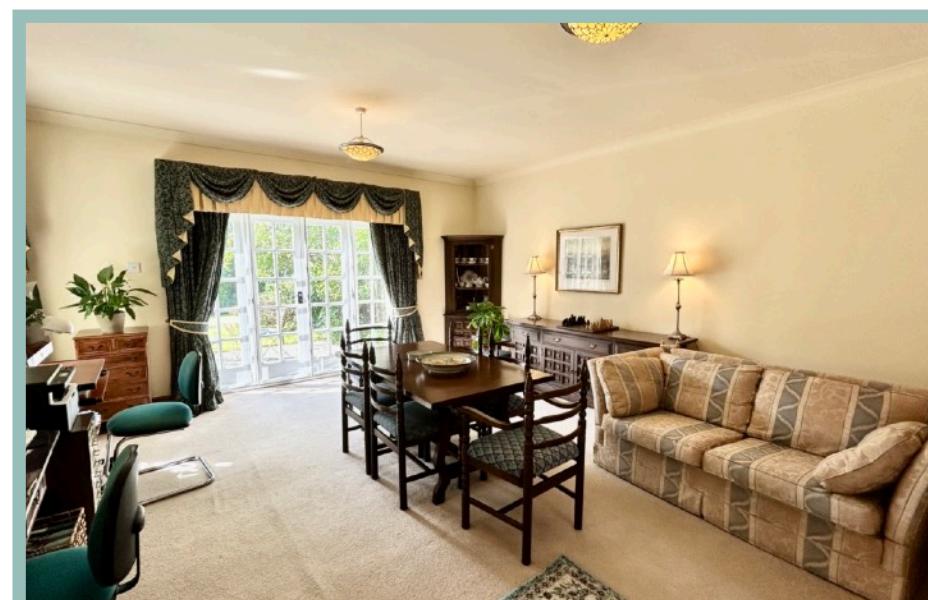
Valuation

Thinking of moving in the near future? Please do not hesitate to ask for a FREE sales valuation

Viewing

By appointment. Contact:

tel: 01492 549178
email: hosonsea@fletcherpoole.co.m
web: www.fletcherpoole.com





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Reception Hall

Cloakroom

Lounge

17'10" x 15'8" (5.44m x 4.77m)

Dining Room

17'8" x 16'0" (5.38m x 4.87m)

Garden Room

Kitchen/Breakfast Room

18'0" x 10'4" (5.49m x 3.15m)

Master Bedroom

17'8" x 16'0" (5.38m x 4.87m)

Ensuite

Bedroom Two

18'4" x 15'10" (5.59m x 4.82m)

Bedroom Three

15'9" x 11'3" (4.80m x 3.43m)

Shower Room

15'9" x 11'3" (4.80m x 3.43m)



Location

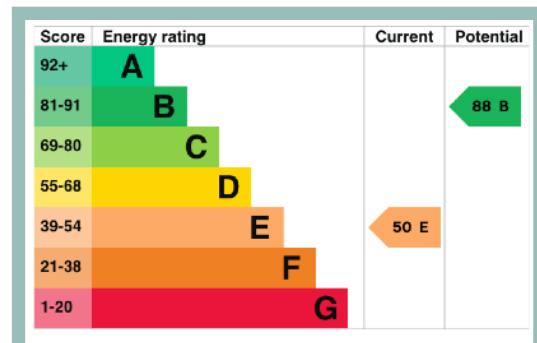
The location is well positioned as a base to explore the wonderful countryside to be found throughout North Wales. Situated just 1.5 miles from the A55, the main artery along the beautiful North Wales coastline providing access to Llandudno (7 miles), Conwy (6 miles), Colwyn Bay (4 miles) which provide a wide range of shopping and leisure facilities and easy access to explore the beauties of Snowdonia and the Isle of Anglesey. There is good access by road and rail to Chester (40 minutes by car), Manchester, Liverpool and London, Snowdonia and Ireland

Directions

From the Rhos-on-Sea office turn right onto the promenade, follow the road passing Porth Eirias on the left, turn right for Old Colwyn, turn left onto Abergele Road, continue through Old Colwyn, turn right onto Highlands Road, as you reach the top of the road where it starts to level out, bear left onto Ffordd Y Llan, go past the Semaphore and proceed straight along the road where the entrance to the property is tucked away on the left, if you get to the school you have gone too far.

Council Tax Band: "G" (provided on voa.gov.uk)

Energy Performance Rating Band E



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