

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. 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.

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

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 enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.





# Spacious Barn Conversion Situated On A Large Plot In An Elevated Position With Distant Sea Views

## Description

A spacious barn conversion situated on a large plot which is set within approximately 3 acres of land and surrounded by landscaped gardens with a large paddock. The original property dates back over 250 years and was converted around 40 years ago. The property benefits from oil central heating and UPVC double glazing and viewing is highly recommended to appreciate the spacious layout, rural location, landscaped gardens and distant sea views. The accommodation on the ground floor briefly comprises, open porch, spacious hallway with feature staircase with cupboard beneath, a large lounge with dual aspect windows and fireplace with brick surround with log burner and gallery landing above with an exposed beam ceiling, a spacious master bedroom with modern ensuite shower room, kitchen/diner with a fitted kitchen and quarry tiled floor, with a study/hobby room leading off it which could be used as a fourth bedroom if required and a modern w.c/utility room. Upstairs there is a spacious light landing, a door provides access to the gallery landing which runs above the lounge with two Velux windows providing extra light, where there is a second large double bedroom with views over the landscaped gardens, with a fitted wardrobe and a storeroom which could be converted into an ensuite shower room, a third large double bedroom with exposed beams and a large feature Velux window which floods the room with light and a good sized fitted wardrobe, a modern family bathroom with a Velux window and a shower over the bath, and a large airing cupboard with shelving.

Outside a sweeping driveway leads you down to the property where a gate provides access to the front of the property where there is off road parking for around four cars with access to a large garage and two stables. Directly in front of the property the grounds are landscaped and laid to lawn with a variety of mature trees and hedges which provide private seating areas with distant sea views over the surrounding countryside, a path from the landscaped grounds leads to a large paddock which could be used to graze animals. There is also access to further two garden storerooms and wood store within the grounds.

- ✓ SPACIOUS 3-4 BEDROOM DETACHED BARN CONVERSION
- ✓ SITUATED IN A RURAL LOCATION AND SET WITHIN APPROXIMATELY 3 ACRES
- ✓ SET IN AN ELEVATED POSITION WITH DISTANT SEA VIEWS
- ✓ VIEWING RECOMMENDED TO APPRECIATE THE POSITION AND LOCATION
- ✓ STABLE BLOCK WITH LARGE PADDOCK
- ✓ OFF ROAD PARKING WTH GARAGE

## Barn Conversion

Gwesty'r Adar  
Llanelian  
LL29 6AT

OFFERS IN REGION OF  
£675,000

Reference Number: RP3936  
15/04/25

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

Registered Company  
Number 4687367

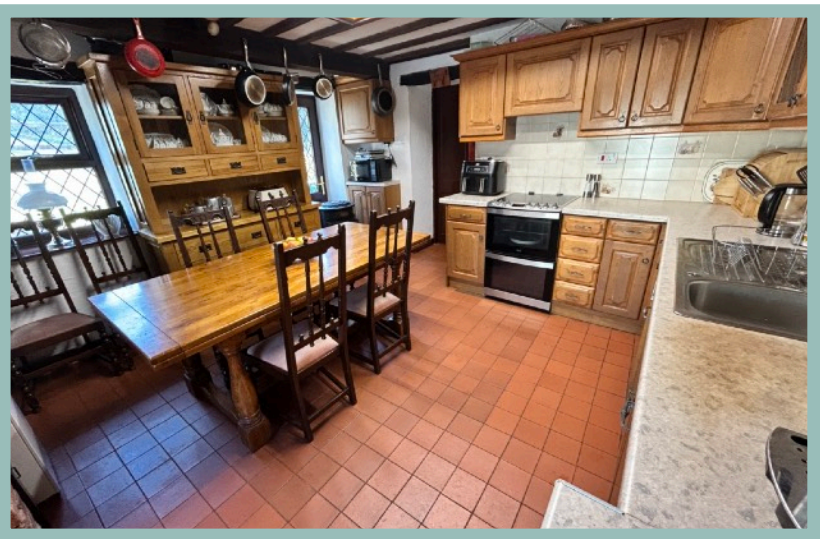
## Valuation

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: rhosonseafletcherpoole.com  
web: [www.fletcherpoole.com](http://www.fletcherpoole.com)







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Hallway  
4.50m x 4.20m (14'9" x 13'10") Maximum

W.C./Utility  
2.07m x 1.67m (6'9" x 5'6")

Living Room  
7.00m x 4.50m (23'0" x 14'9")

Master Bedroom  
5.41m x 4.50m (17'9" x 14'9") Maximum

Ensuite  
3.40m x 1.67m (11'2" x 5'6")

Kitchen/Diner  
4.50m x 3.97m (14'9" x 13'0")

Study/Bedroom Four  
4.71m x 2.37m (15'6" x 7'9")

Bedroom Two  
5.42m x 4.50m (17'9" x 14'9")

Wardrobe  
2.25m x 0.71m (7'5" x 2'4")

Bedroom Three  
4.50m x 3.97m (14'9" x 13'0")

Cupboard One  
1.04m x 0.96m (3'5" x 3'2")

Cupboard Two  
1.12m x 0.96m (3'8" x 3'2")

Bathroom  
3.02m x 1.67m (9'11" x 5'6")

Airing Cupboard  
1.87m x 1.18m (6'2" x 3'11")

Landing  
6.99m x 3.38m (22'11" x 11'1")

Garage  
4.91m x 4.58m (16'1" x 15'0")

Stable One  
4.58m x 4.18m (15'0" x 13'9")

Stable Two  
4.05m x 2.83m (13'4" x 9'4")

Garden Store One  
2.49m x 2.42m (8'2" x 8'0")

Garden Store Two  
2.44m x 2.44m (8'0" x 8'0")





Location

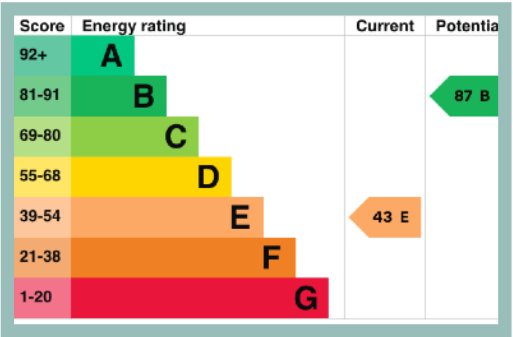
The property is located to the south of the picturesque village of Llanelian which is close to Old Colwyn with its local shops, schools and other facilities. The resort town of Colwyn Bay with its larger shops is approximately two miles distance. The A55 dual carriageway is close by for easy access to Chester and the motorways beyond

Directions

From the Rhos On Sea office turn towards the promenade, turn right onto the promenade, follow this road take the turn off signposted Old Colwyn, proceed to the roundabout, go straight on, pass the football ground on the right, turn right onto Llanelian road, proceed to the T Junction (White Lion on right) and proceed straight on, at the next crossroads take the next left onto the B5381and head down the hill, where there is a farm on the right hand side called Cefn-y-Beudy and Gwest'r Adar is found on the left hand side about a hundred yards after this on the left hand side, follow the driveway down where the property can be found on the left.

Council Tax Band: “F” (provided on [voa.gov.uk](http://voa.gov.uk))

Energy Performance Rating Band E



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