

We endeavor 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 traveling some distance to view the property.



Beautifully Presented Detached Three Bedroom Home With Two Paddocks

Description

Bramble Lodge is located in the most superb location, at the foot of Conwy Mountain, within the Snowdonia National Park, overlooking beautiful countryside and enjoying stunning mountains views from the rear paddock. You feel like you are within the heart of the country, yet within two minutes drive to the historic walled town of Conwy!

The property occupies approximately three acres of gardens, grounds and two paddocks, and has direct access onto the mountain. From the Sychnant Pass Road you turn onto a private lane which leads to an electric gate, which allows access to only three properties, one of which is Bramble Lodge.

The immaculately presented accommodation comprises: Entrance hall, cloakroom, double aspect lounge with log burner, sitting/dining room with french doors onto the garden, and double doors leading into the modern fitted kitchen which has an integrated Bosch double oven and electric hob with Franke extractor, integrated dishwasher and two freezers. Space for an upright fridge, drop down tv/dvd player and plinth lighting. Inner hall area leading to a utility room with space and plumbing for a washing machine, dryer and a Worcester condensing boiler with separate megaflow pressurised cylinder. To the first floor: Good size landing, master bedroom with en-suite shower room, bedroom two with en-suite shower room and bedroom three with built in wardrobes. Modern family bathroom. Hardwood double glazing and gas fired central heating and septic tank.

To the outside there is a good size resin driveway with double garage with electric door, power and light. Front garden is mainly laid to lawn with a deep well established planted area, large side garden mainly laid to lawn, with a timber workshop and raised vegetable garden, shepherds hut, stone pump house, wood and glazed summer house and an enclosed flagged patio which is also accessed from the sitting/dining room. To the rear of the property there is an enclosed patio area with gated access up to the top paddock, which has a beautiful oak tree, tractor shed, and adjoining store with old caravan. At the top of the garden there is a gate which leads to a path and gate onto the mountain.

- * **BEAUTIFULLY PRESENTED DETACHED FAMILY HOME IN HIGHLY SOUGHT AFTER LOCATION**
- * **ENJOYS STUNNING COUNTRYSIDE & MOUNTAIN VIEWS**
- * **LARGE GARDENS & TWO PADDOCKS EXTENDING TO APPROXIMATELY THREE ACRES**
- * **SEMI RURAL LOCATION, YET WITHIN TWO MINUTES DRIVE TO TOWN**
- * **GATED ACCESS FROM THE PROPERTY ONTO CONWY MOUNTAIN**
- * **VARIOUS OUTBUILDINGS TO INCLUDE A TRACTOR SHED, STORE, PUMPHOUSE, WORKSHOP & SHEPHERDS HUT**
- * **LOCATED ON A PRIVATE LANE WITH ELECTRIC GATED ACCESS**
- * **SITUATED WITHIN THE SNOWDONIA NATIONAL PARK**



Entrance Hall

8' 5" x 8' 2" including stairs 2.56m x 2.49m

Cloakroom

7' 5" x 2' 5" c 2.26m x 0.73m

3 Bedroom Detached House & Paddocks

BRAMBLE LODGE
SYCHNANT PASS ROAD
CONWY
LL32 8BZ

£775,000

Reference Number FP7561

Fletcher & Poole,
3 Lancaster Square,
Conwy LL32 8HT

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 583100
email: conwy@fletcherpoole.com
web: www.fletcherpoole.com



Location

Bramble Lodge is located on the outskirts of the famous medieval walled castle town of Conwy with its wealth of local shops, hostelryes, schools, library and medical centres, busy harbour, marina and 18 hole golf course. It is also located within the Snowdonia National Park.

Directions

From our Conwy office turn left onto Uppergate Street, proceed through the arch and continue onto Sychnant Pass Road, continue along this road passing the last housing development on the left, take the next right turn onto a private lane which leads to a gated access to the property.

Council Tax Band: F (provided on www.voa.gov.uk)

Energy Efficiency Rating: C

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B		
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Beautifully Presented Detached Three Bedroom Home With Two Paddocks

Lounge
18' 3" x 19' 6" 5.57m x 5.95m
Sitting/Dining/Family Room
18' 1" x 11' 10" into bay 5.51m x 3.60m
Kitchen
12' 3" x 11' 11" 3.73m x 3.63m
Utility Room
7' 9" x 5' 4" 2.36m x 1.62m
Landing
23' 8" x 12' 5" 7.22m x 3.78m



Master Bedroom
18' 3" x 12' 10" 5.57m x 3.91m



En-Suite Shower Room
11' 2" x 4' 8" 3.40m x 1.42m



Bedroom Two
13' 2" x 11' 11" 4.01m x 3.63m



En-Suite Shower Room
5' 8" x 5' 4" 1.72m x 1.62m



Bedroom Three
15' 8" x 10' 1" plus built in wardrobes 4.77m x 3.07m



Bathroom
7' 8" x 8' 1" 2.33m x 2.46m



Garage
18' 4" x 17' 3" 5.59m x 5.26m Electric door, power and light.

Shepherds Hut
14' 6" x 6' 8" 4.42m x 2.03m Power.

Workshop
12' 7" x 12' 6" 3.83m x 3.81m Power and light.

Pump House
18' x 6' 10" 5.49m x 2.08m

Tractor Shed
19' 5" x 15' 3" 5.92m x 4.65m

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