



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.

www.fletcherpoole.com

Fletcher & Poole
DIAMOND COLLECTION



A STUNNING FOUR BEDROOM CHARACTER COTTAGE SET IN PICTURESQUE COUNTRYSIDE WITH STUNNING PANORAMIC VIEWS

Description

VIDEO WALKTHROUGH TOUR AVAILABLE. Chwarel Cottage is a stunning character cottage set in picturesque countryside. As you approach via the private driveway, the true beauty of this unique property becomes immediately apparent. Boasting breathtaking countryside views in every direction, this exceptional home offers the best of both worlds — a tranquil, rural setting within the heart of Snowdonia National Park, yet conveniently close to the many amenities Conwy has to offer, including shops, schools, and excellent transport links.

Thoughtfully presented and generously proportioned, the property provides flexible living space that will appeal to a wide range of buyers. Rich in charm and character, it has also been updated for modern living, blending period features with practical, contemporary conveniences for comfort and efficiency. In brief, the bright and spacious accommodation comprises: entrance hall, lounge, conservatory, snug/sitting room, dining room, kitchen, utility room and shower room. Upstairs, there are four well-sized bedrooms and a family bathroom.

Set within approximately 4.5 acres, the property enjoys extensive surrounding gardens, paddocks, woodland, and a stream, as well as ample off-road parking and a range of useful outbuildings.

Additional benefits include double glazing and central heating throughout.

Early viewing is essential to fully appreciate all this remarkable property has to offer. Please contact us today to arrange a viewing or for more information.

- * STUNNING PANORAMIC VIEWS OF THE RIVER & SURROUNDING COUNTRYSIDE
- * FOUR SPACIOUS BEDROOMS
- * THREE VERSATILE RECEPTION ROOMS
- * GENEROUS CONSERVATORY, PERFECT FOR ENJOYING THE SCENERY
- * APPROXIMATELY 4.5 ACRES OF LANDSCAPED GARDENS, PADDOCKS, WOODLAND & A STREAM
- * PRIVATE WATER SUPPLY VIA BOREHOLE & NATURAL SPRING
- * VARIOUS USEFUL OUTBUILDINGS (DETAILS AVAILABLE BELOW)
- * AMPLE PARKING SPACE FOR MULTIPLE VEHICLES, INCLUDING BOAT OR CARAVAN



4 Bedroom Detached Cottage

Chwarel
Llechwedd
LL32 8LX

£849,000

REDUCED FROM £875,000

Reference Number: FP8358
14/5/2025

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

Situated just two miles outside the historic walled town of Conwy is located on the banks of the River Conwy and is famous for its Castle. There is a busy harbour and marina, golf course, wealth of local shops, medical centres, library, banks and schools and is located on a main bus route. The A55 expressway for easy access to Chester and motorways, are nearby.

Directions

Turn left at the roundabout at Conwy Castle and through an arch onto Llanrwst Road. Turn right at the convenience store at the junction of three roads onto Mill Hill. After the fish and chips shop turn sharp left onto the Hendre Road and stay on that road until reaching the chapel and cemetery on the right.

Now continue and you will pass a turning on the left which you should ignore and then continue to pass a farm entrance on the right.

Only a few yards past the farm entrance you will see a turning to the right with house names on a tree. Take this turning. Follow this lane and pass the house on the left until you see the next house on the left which is Chwarel Cottage.

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

Tenure: Freehold

Energy Efficiency Rating: E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		



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Entrance Hallway

Lounge

16' 1" x 14' 5" 4.90m x 4.39m



Snug

15' 3" x 11' 1" 4.65m x 3.38m



Dining Room

17' 6" x 11' 2" 5.34m x 3.40m



Conservatory

18' 5" x 14' 5" 5.62m x 4.39m

Kitchen

24' x 11' 6" 7.32m x 3.50m



Utility Room

15' 2" x 7' 2" 4.62m x 2.18m

Shower Room

11' 6" x 6' 4" 3.50m x 1.93m



Landing

Bedroom One

16' 10" x 9' 4" 5.13m x 2.84m



Bedroom Two

12' 10" x 10' 9" 3.91m x 3.27m



Bedroom Three

12' 10" x 10' 2" 3.91m x 3.10m

Bedroom Four

10' 4" x 9' 11" 3.15m x 3.02m

Bathroom

7' 9" x 6' 3" 2.36m x 1.90m

Outbuildings:

Brick Built Office Space Approx 25msq

Garage (used as a craft room by current owners)

Log Cabin Workshop

Stable Block

Open Storage

Greenhouse

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