

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.





# IMMACULATLY PRESENTED FOUR BEDROOM BARN CONVERSION MODERNISED TO AN EXCEPTIONAL STANDARD

## Description

Dolwyd Barn is an exceptional example of an executive style family barn conversion home.

This property blends engineered timber windows, exceptional thermal insulation, and original stonework, preserving its authentic charm while providing modern comforts, low maintenance, and energy-efficient living.

The original barn dates over 300 years old and has been immaculately re-imagined by the current owner. The substantial sprawling accommodation briefly affords, storm porch entrance into, open plan kitchen diner/ living space, two ground floor double bedrooms one with en-suite, family bathroom, first floor level landing, a further two large double bedrooms, first floor bathroom and mezzanine lounge/office area.

Completely refurbished by current owner the property benefits from, ecodan air source heating with over-engineered hot water tanks rainwater harvesting system and a potential for 300M2 solar systems, a selection of outbuildings, no-onward chain and close proximity to all local amenities, shops, schools and transport links.

In the properties grounds is a further dairy, with planning previously agreed, and two workshops/stores. Lawned area, various patio and seating areas enjoying sunny aspect to rear, ample parking to front and bin store. A wide range of well-established plants and shrubs surround the property offering a private enclosed feel to the rear garden. Perfect for fire pits, BBQ's and alfresco dining.

Viewing highly recommended by the agent.

- \* IMMACULATLY PRESENTED EXECUTIVE FOUR BED FAMILY HOME
- \* BARN CONVERSION MODERNISED TO AN EXCEPTIONAL STANDARD
- \* OCCUPIES A LARGE SEMI-RURAL PLOT ON EDGE OF VILLAGE
- \* CLOSE PROXIMITY TO ALL LOCAL AMENITIES AND TRANSPORT LINKS
- \* FREEHOLD TENURE
- \* NO-ONWARD CHAIN
- \* VIEWING HIGHLY RECOMMENDED BY THE AGENT



4 Bedroom Detached Barn Conversion

Dolwyd Barn  
Dolwyd  
LL28 5HP

£550,000

REDUCED FROM £625,000

Reference Number: FP8298  
21/3/2025

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](mailto:conwy@fletcherpoole.com)  
web: [www.fletcherpoole.com](http://www.fletcherpoole.com)



Location

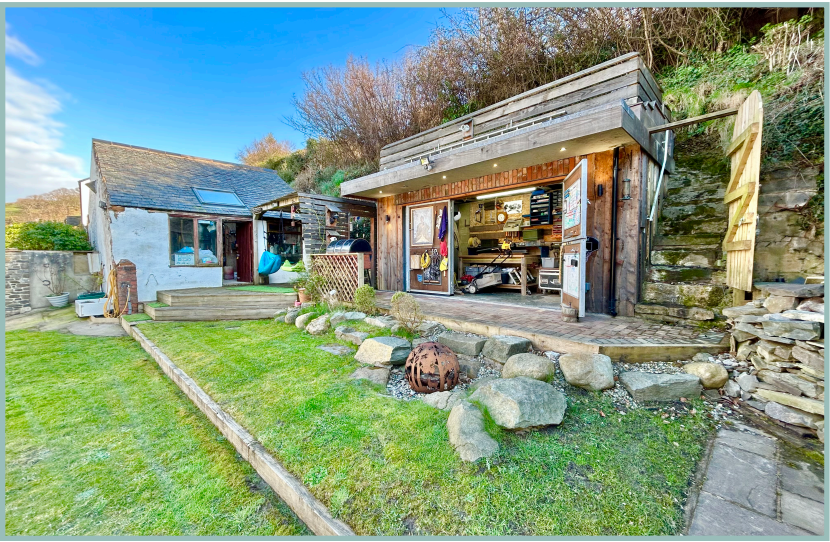
The property is located in the small hamlet of Dolwyd, in between Colwyn Bay and Glan Conwy. It is conveniently located for the A55 dual carriageway for easy access to Chester and the motorways beyond.

Directions

From our Conwy office proceed under the archway, turn right and follow the one-way system over Conwy Bridge. At the roundabout take the third exit, at the second roundabout take the 2nd exit and turn left onto the A55. Take exit 19 and at the roundabout take the 4th exit onto Conway Road. At the mini roundabout take the first exit, proceed down this road after approx. a quarter of a mile turn right onto a single carriage track and the property can be viewed on your right.

Council Tax Band: E (provided on [www.voa.gov.uk](http://www.voa.gov.uk))  
Tenure: Freehold  
Energy Efficiency Rating: C

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B		
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





IMMACULATELY PRESENTED FOUR BEDROOM BARN CONVERSION MODERNISED  
TO AN EXCEPTIONAL STANDARD

Dining Kitchen/ Living Space

3' 9" x 15' 9"    10.59m x 4.80m



Bedroom One With Ensuite

13' 9" x 9' 8"    4.19m x 2.94m



Bedroom Two

17' 1" x 10' 9"    5.21m x 3.27m



Ground Floor Bathroom

11' x 9' 3"    3.35m x 2.82m



Bedroom Three

16' 1" x 15' 8"    4.90m x 4.77m



Shower Room

6' 8" x 6' 3"    2.03m x 1.90m



Bedroom Four

20' 7" x 15' 8"    6.28m x 4.77m



Mezzanine Lounge/Office Space

20' 8" x 15' 8"    6.30m x 4.77m



4 Bedroom Detached Barn Conversion

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Dolwyd  
LL28 5HP

£550,000

REDUCED FROM £625,000

Reference Number: FP8298  
21/3/2025

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

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