

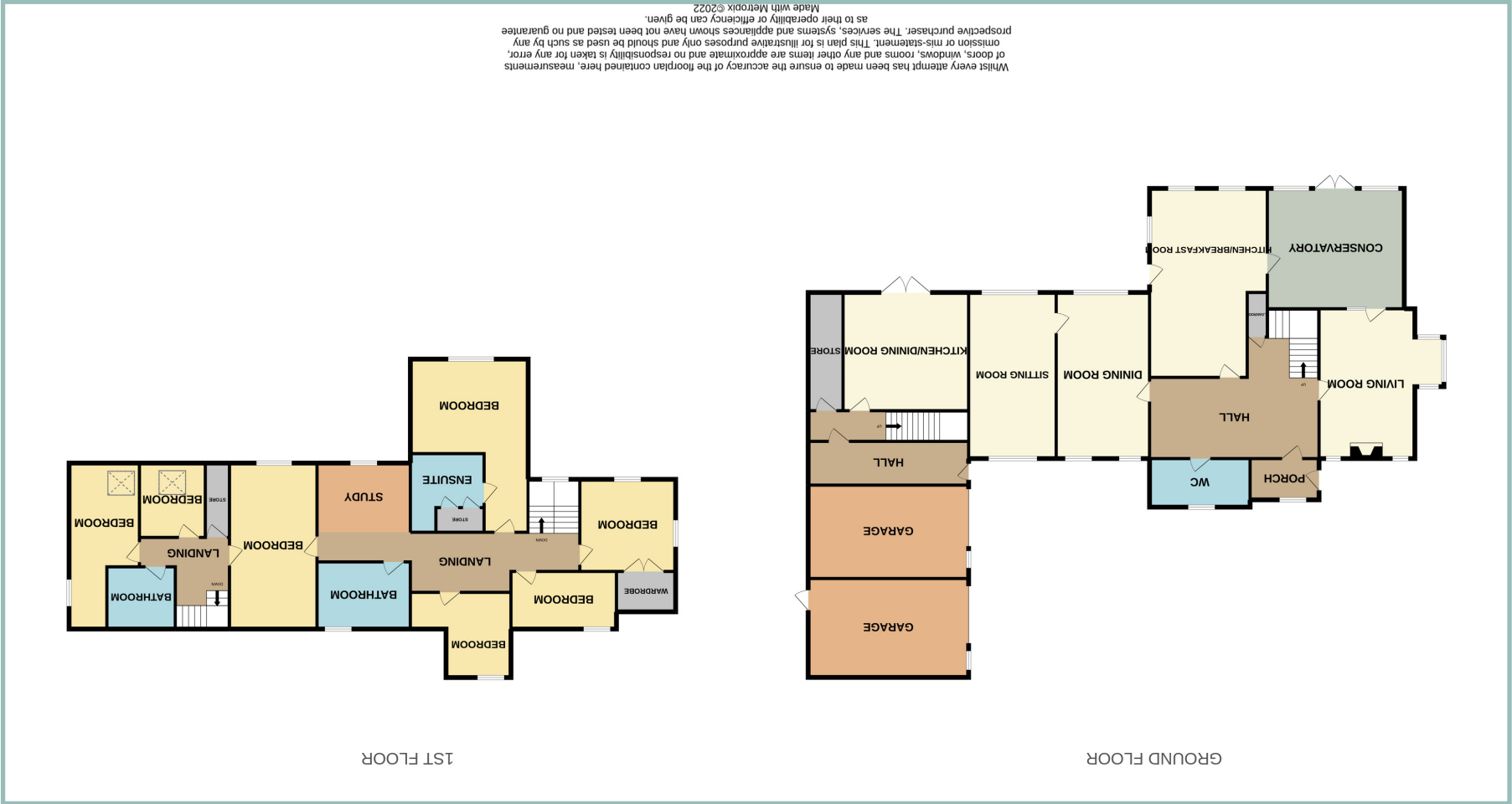
We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no 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.



Fletcher & Poole

DIAMOND COLLECTION

www.fletcherpoole.com



Four Bedroom Former Farmhouse With With Ten Acres Of Land & Three Bedroom Attached Annex

Description

A superb detached four bedroom former farmhouse with a three bedroom attached annex and approximately 10 acres of land.

Bryn Selar is situated in a superb location on the outskirts of Glan Conwy in the beautiful Conwy Valley and enjoys far reaching views over the Carneddau mountains, estuary and the Gt. Orme.

Approached via a tree lined sweeping driveway which leads to a good size parking area.

The accommodation which retains lovely period features offers the new home buyer versatile accommodation which can be used as a large family home, with an income from the annex, or would be ideal for a dependant relative.

The main house comprises: Entrance porch, “L” shaped hallway, lounge with exposed timber beams, feature bay window, open fire and door through to the conservatory, dining room with exposed stone fireplace and exposed beams, kitchen/breakfast room with solid wood wall and base units, granite work tops, electric Rangemaster, induction cooker, dishwasher and space for a fridge/freezer and door into the conservatory which overlooks the rear garden, and has double doors onto a lovely patio area. Utility room with space and plumbing for a washing machine and a w.c. To the first floor: Landing, master bedroom with en-suite shower room, three further bedrooms (two of which have built in wardrobes), family bathroom and a study/hobbies area off the landing.

The Annex has two connecting doors from the main house from ground and first floor which can both be locked and a private external entrance providing access into a hallway, lounge with exposed brick fireplace. Kitchen/diner with solid wood wall and base units, electric oven and hob, and space and plumbing for a fridge, washing machine and double doors onto the rear garden. To the first floor: Three bedrooms and modern shower room. UPVC double glazing and LG air to water heat pump for the hot water and central heating with the addition of solar panels for the hot water and a soakaway septic tank.

To the outside there are good size established gardens and grounds with an established orchard, side garden with lawns, ornamental pond and two separate flagged patio areas, two timber sheds and a large outbuilding (a former barracks) which has previously been used to house horses. Two fields ideal for grazing animals and an area of woodland dividing the fields.

- * SUBSTANTIAL DETACHED CHARACTER PROPERTY WITH A FOUR BEDROOM HOME, PLUS THREE BEDROOM ANNEX
- * VERSATILE ACCOMMODATION WHICH CAN BE USED AS A SEVEN BEDROOM HOME OR HOME WITH AN INCOME
- * OCCUPIES LARGE GARDENS & GROUNDS WITH GOOD QUALITY GRAZING LAND EXTENDING TO 10 ACRES
- * ENJOYS VIEWS OVER THE CARNEDDAU MOUNTAINS, GT. ORME & ESTUARY
- * LARGE FORMER BARRACKS IDEAL FOR STORAGE/ WORKSHOP OR HORSES
- * SITUATED ON THE OUTSKIRTS OF THE VILLAGE DOWN A QUIET COUNTRY LANE
- * DOUBLE GARAGE WITH STORAGE



Porch

6’ 3” x 5’ 1” 1.90m x 1.55m

Hall

17’ 1” x 16’ 5” max 5.21m x 5.00m

4 Bedroom Former Farmhouse With 10 Acres Of Land & Attached Annex

BRYN SELAR
FFORDD MEUSYDD
GLAN CONWY
CONWY
LL28 5SL

REDUCED FROM £875,000

£825,000

Reference Number: FP7603

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

Registered Company
Number 4687367

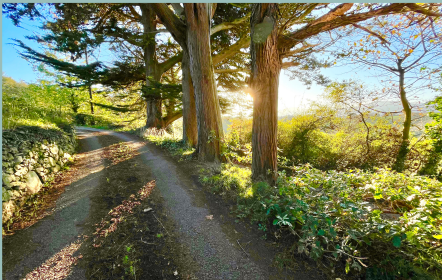
Valuation

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

The property is located on the outskirts of Glan Conwy which is located on the banks of the River Conwy. It is approximately 2 miles from the walled medieval town of Conwy and the A55 Expressway for easy access to Chester and the motorways beyond. Close to pub, takeaway and hairdresser and cafe.

Directions

From our Conwy office proceed round Conwy on the one way system and proceed over the Conwy Bridge towards Llandudno Junction. At the roundabout turn right and proceed to the A55. Turn left on to the A55 and exit at the next junction signposted Betws-y-Coed and Glan Conwy. Proceed into the village of Glan Conwy, pass Snowdonia Valley Nurseries, continue along through the village, take the left turning onto Pentre Felin (opposite the turning for Graig), proceed along this lane for a short distance, take the right turning onto Ffordd Meusydd, continue along the lane where the driveway for Bryn Selar can be found on the right.

Council Tax Band: E (provided on www.voa.gov.uk) Annex Tax Band: B

Energy Efficiency Rating: E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		



Four Bedroom Former Farmhouse With With Ten Acres Of Land & Three Bedroom Attached Annex

Lounge
19' 6" max 15' 11" into bay 5.95m x 4.85m
Dining Room
17' 8" x 11' 5" 5.38m x 3.48m
Breakfast Area
11' 11" x 10' 5" 3.63m x 3.17m
Kitchen
14' 5" x 12' 10" 4.39m x 3.91m
Conservatory
17' 5" x 12' 11" 5.31m x 3.94m



Cloakroom/Utility
9' 10" x 6' 3" 3.00m x 1.90m
Landing
21' 7" x 3' 11" 6.58m x 1.19m
Bedroom One
21' 6" max 14' 5" 6.56m x 4.39m



En-Suite Shower Room
9' 3" x 7' 9" max 2.82m x 2.36m
Bedroom Two
12' 5" plus wardrobes x 12' 3.78m x 3.66m



Bedroom Three
10' 2" x 7' 3.10m x 2.13m
Bedroom Four
14' x 14' 3" 4.26m x 4.34m



Study
9' 4" x 10' 7" 2.84m x 3.22m
Family Bathroom
9' 3" x 7' 3" 2.82m x 2.21m



Garage One
17' 9" x 18' 9" 5.41m x 5.72m
Garage Two
17' 10" x 19' 5.44m x 5.79m
Barracks One (measured as two separate rooms but one large room due to size)
30' x 18' 7" 9.14m x 5.67m
Barracks Two (measured as two separate rooms but one large room due to size)
4' 7" x 19' 1.40m x 5.79m

ANNEX

Entrance Hall
18' 7" x 3' 2" 5.67m x 0.96m
Sitting Room
17' 9" x 11' 2" 5.41m x 3.40m
Kitchen/Diner
15' 5" x 14' 6" 4.70m x 4.42m
Pantry/Store
14' 6" x 4' 3" 4.42m x 1.29m
Landing
12' 5" x 8' 1" 3.78m x 2.46m
Bedroom One
17' 7" max x 8' 9" 5.36m x 2.66m
Shower Room
8' 4" x 4' 6" 2.54m x 1.37m
Bedroom Two
9' 3" x 8' 1" 2.82m x 2.46m
Store
9' 7" x 3' 3" 2.92m x 0.99m
Bedroom Three
17' 4" x 11' 7" 5.28m x 3.53m

4 Bedroom Former Farmhouse With 10 Acres Of Land & Attached Annex

BRYN SELAR
FFORDD MEUSYDD
GLAN CONWY
CONWY
LL28 5SL

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