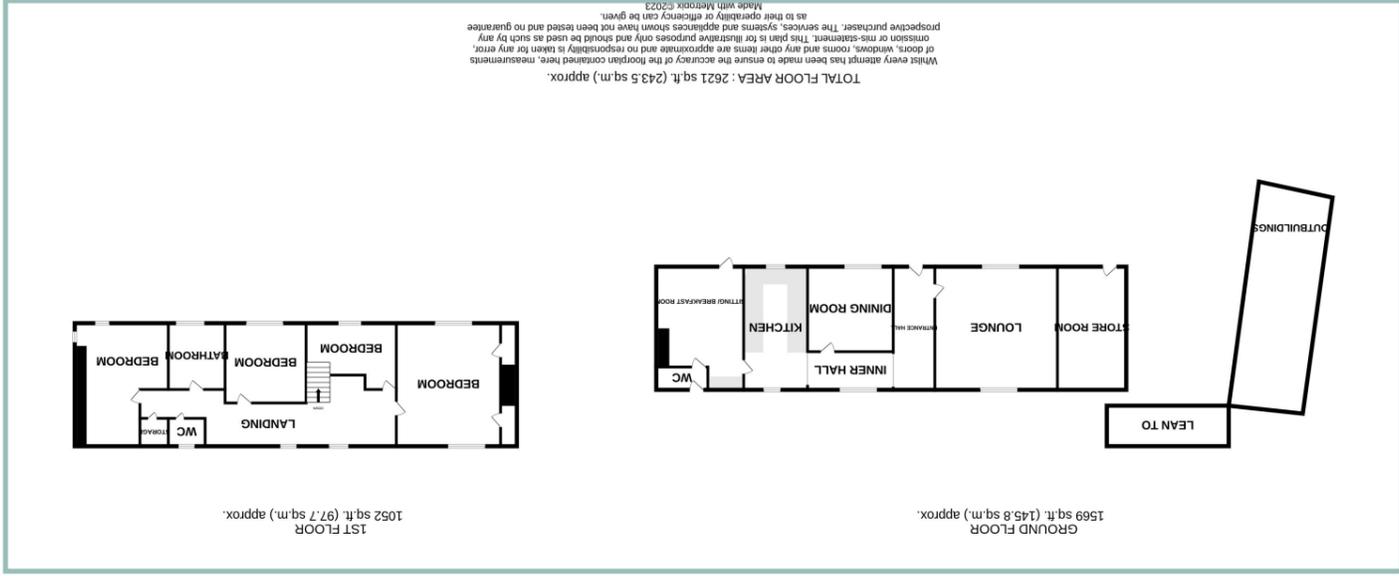


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no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



Four Bedroom Detached Grade II Listed Farmhouse With Outbuildings

Description

A detached four bedroom Grade II Listed Farmhouse dating back to the 16th century, situated in a tucked away position, yet, within easy access to the secondary school, hospital and within easy walking distance to the town centre.

Cwm Howard Farmhouse occupies a good size plot extending to two thirds of an acre, with large courtyard, outbuildings and a large garden to the front and garden to the rear.

The property retains some lovely period features to include exposed beams and panelling and the accommodation comprises: Entrance hall, lounge with feature exposed stone fireplace with wood burning stove. Inner hallway leading to the dining room, kitchen with gas range and space and plumbing for a dishwasher, utility/breakfast room with space for a fridge/freezer and washing machine and dryer and w.c. To the first floor: Good size landing, master bedroom with two built in cupboards, bedroom two with built in wardrobes and two further bedrooms, four piece bathroom and separate w.c. Timber glazing and Worcester gas fired central heating.

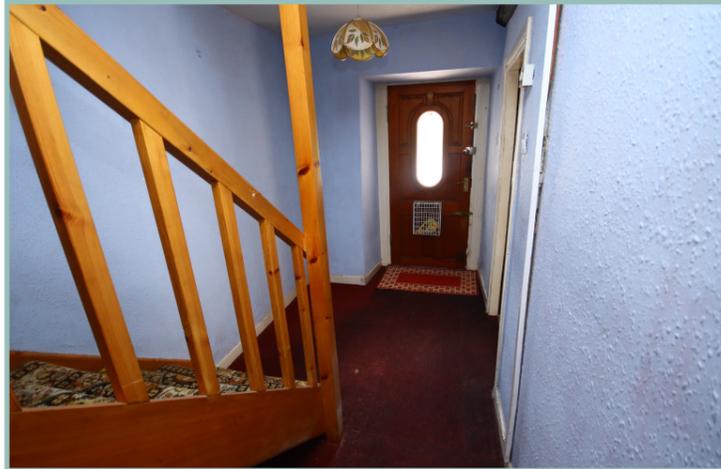
The property is approached via a timber gate leading to a large courtyard allowing for ample parking. There are six outhouses, carport and an outbuilding/store/potential work space attached to the house.

There is a large lawned front garden with established trees and shrubs and a lawned rear garden.

- * DETACHED FOUR BEDROOM GRADE II LISTED FARMHOUSE
- * OCCUPIES A PLOT EXTENDING TO TWO THIRDS OF AN ACRE
- * SITUATED IN A TUCKED AWAY POSITION
- * RETAINS SOME LOVELY PERIOD FEATURES
- * NO CHAIN

Hall

17' 5" x 5' 10" 5.31m x 1.78m



Lounge

17' x 17' 4" into fireplace 5.18m x 5.28m



4 Bedroom Detached Farmhouse

CWM HOWARD FARMHOUSE
BODNANT ROAD
LLANDUDNO
CONWY
LL30 1LG

REDUCED FROM £395,000
£299,950

Reference Number: FP7811

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

Bodnant Road is located not far from the Promenade, pier and other local amenities. It is conveniently situated close to the town centre with its Victorian facades and wide range of shops, schools, theatre, train station and Llandudno pier.

Directions

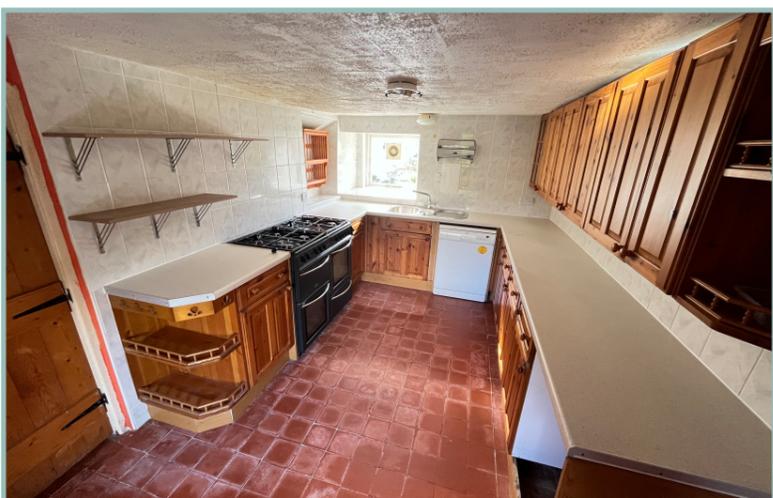
From our Conwy office follow the oneway system out of Conwy across the bridge. At the roundabout take the first exit and follow the road onwards through Deganwy and towards Llandudno, proceed along this road, stay straight ahead, at the roundabout take the second exit, proceed onto Maesdu Road, turn right onto Bodnant Road, continue up the hill to the mini roundabout, turn right onto Cwm Howard Lane, bear right through the gates which give access to the property.

Agent's Notes: The farmhouse also owns a small parcel of land in front of the neighbouring property which is not part of the main courtyard and garden of the farmhouse. Previous agreement with the neighbouring property exists that this can be used for parking. In addition pedestrian access permitted to allow the neighbour to access/exit their garden and property however is rarely exercised.

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

Energy Efficiency Rating: TBC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		



Four Bedroom Detached Grade II Listed Farmhouse With Outbuildings

Rear Hall

12' 4" x 4' 8" 3.76m x 1.42m

Dining Room

13' 3" x 12' 6" 4.04m x 3.81m

Kitchen

14' 11" x 8' 11" 4.54m x 2.71m

Breakfast Room

14' 6" x 14' 10" 4.42m x 4.52m

Separate W.C.

7' 1" x 4' 1" max 2.16m x 1.24m

Landing

32' 6" x 5' 7" max 9.90m x 1.70m

Bedroom One

17' 9" x 10' 6" 5.41m x 3.20m



Bedroom Two

14' 6" max x 14' 11" 4.42m x 4.54m



Bedroom Three

12' 11" x 11' 10" 3.94m x 3.60m



Bedroom Four

10' x 8' 4" 3.05m x 2.54m



Bathroom

8' 10" x 7' 7" 2.69m x 2.31m



Separate W.C.

5' 5" x 3' 9" 1.65m x 1.14m

Outbuilding

19' x 15' 3" 5.79m x 4.65m

Outbuilding

13' 2" x 9' 10" 4.01m x 3.00m

Outbuilding

11' 10" x 6' 11" 3.60m x 2.11m



4 Bedroom Detached Farmhouse

CWM HOWARD
FARMHOUSE
BODNANT ROAD
LLANDUDNO
CONWY
LL30 1LG

REDUCED FROM £395,000
£299,950

Reference Number: FP7811

Fletcher & Poole,
3 Lancaster Square,
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