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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

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Fletcher & Poole  
DIAMOND COLLECTION





# Three Bedroom Detached Stone Former Coach House

## Description

A rare opportunity to acquire an attractive detached stone built former Coach House dating back to circa 1870, and converted circa 1980's, in the beautiful Conwy Valley. The property retains some lovely original features to include large exposed beams and dressed stonework.

The property is ideally located for easy access to the historic walled town of Conwy, the market town of Llanrwst and the beautiful village of Betws Y Coed.

The Old Coach House enjoys superb countryside views and borders the Snowdonia National Park.

The immaculately presented accommodation comprises: Entrance porch, good size dining hallway, lounge with exposed stone fireplace and log burner, access through to the snug/study. From the hallway there is a kitchen with double Hotpoint oven and five ring gas hob and space for fridge/freezer. Utility room/cloakroom and rear porch with exposed dressed stone work.

A turned staircase leads to the good size landing with storage cupboards. Master bedroom with double doors onto a balcony, from which to enjoy the views and en-suite shower room. Bedroom two with double doors out onto an external stone staircase. Bedroom three and family bathroom. UPVC double glazing and LPG gas central heating with a Vaillant boiler with separate hot water cylinder.

To the outside there are double gates leading to a good size driveway with ample parking, ideal for a caravan or motorhome, plus additional cars. Area laid to slate shingle, garage with roller door, power and light, three timber sheds and log store. There is a rear garden mainly laid to lawn with feature circular patio and stone barbecue. A foot gate leads to a large lawned garden with established trees and planted areas. Stone and fence boundaries.

- \* ATTRACTIVE DETACHED STONE BUILT FORMER COACH HOUSE
- \* SITUATED IN THE BEAUTIFUL CONWY VALLEY ENJOYS COUNTRYSIDE VIEWS
- \* OCCUPIES A GOOD SIZE PLOT WITH AMPLE PARKING & LARGE GARDEN
- \* VIEWING HIGHLY RECOMMENDED

## Porch

5' 6" x 6' 5" 1.67m x 1.95m

## Dining Hall

16' x 16' 4.87m x 4.87m



3 Bedroom Detached House

THE OLD COACH HOUSE  
TAL Y BONT  
CONWY  
LL32 8SD

£485,000

Reference Number: FP7669  
31/7/2024

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](http://www.fletcherpoole.com)





## Location

Conveniently located in the Conwy Valley, Tal y Bont is just six miles from the historic town of Conwy with its castle and harbour, as well as the local post office there is a primary school, and a shop. Surf Snowdonia is located in the next village as well as beautiful forests and Gorge walks.

## Directions

From our Conwy office go around the one way system to the Castle and go straight on at the mini roundabout through the archway in the direction of Trefriw. Proceed along this road for approximately 4 miles until you reach the village of Tyn y Groes. Continue along this road until you reach the village of Tal y Bont, pass The Bedol Pub on the right, take the next right turn where "The Old Coach House" can be found on the left.

Council Tax Band: F (provided on [www.voa.gov.uk](http://www.voa.gov.uk))

Energy Efficiency Rating: F





# Three Bedroom Detached Stone Former Coach House

Kitchen

10' 2" x 10' 3" 3.10m x 3.12m

Utility/Cloakroom

5' 2" x 5' 9" 1.57m x 1.75m

Lounge

16' 11" x 17' 10" 5.15m x 5.44m

Snug/Study

13' 2" x 7' 3" 4.01m x 2.21m



Rear Porch

6' 7" x 6' 8" 2.00m x 2.03m

Landing

19' 11" x 9' 2" 6.07m x 2.79m

Bedroom One

16' 11" x 12' 11" max 5.15m x 3.94m



En-Suite Shower Room

5' 10" x 6' 7" max 1.78m x 2.00mm

Bedroom Two

15' 9" x 8' 7" 4.80m x 2.61m



Bedroom Three

9' 7" x 8' 11" 2.92m x 2.71m



Bathroom

8' 6" x 6' 5" 2.59m x 1.95m



Garage

16' 8" x 12' 6" 5.08m x 3.81m



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