

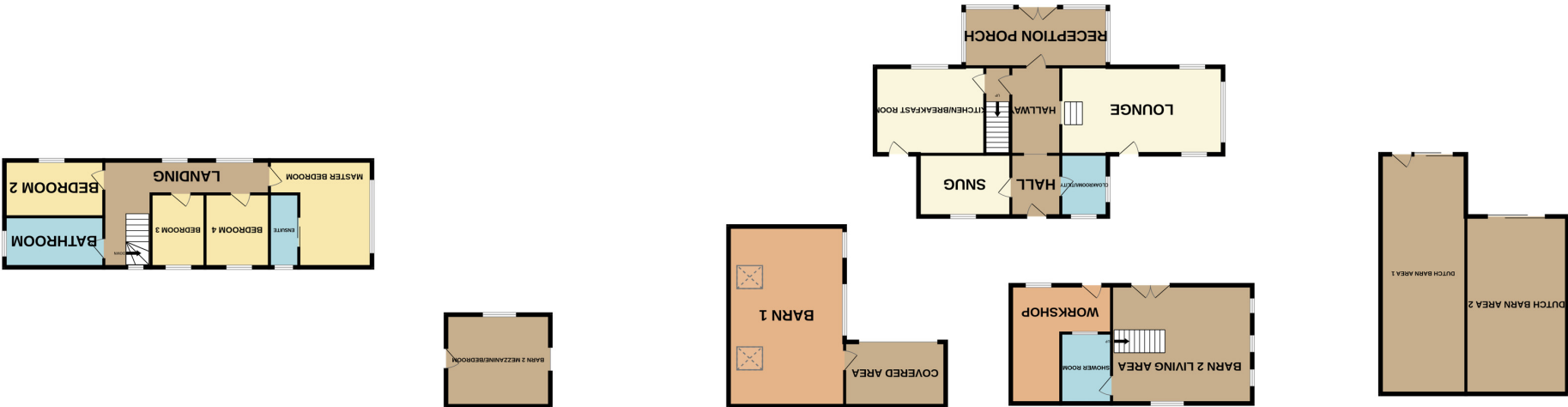
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Fletcher & Poole
DIAMOND COLLECTION



www.fletcherpoole.com

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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1ST FLOOR

GROUND FLOOR



Four Bedroom Former Farmhouse With Three Detached Barns,Tranquil Gardens and Simply Stunning Scenic Views

Description

This charming 4-bedroom historic former farmhouse, located in the picturesque village of Llanfairfechan, offers a unique blend of period character and modern comfort. Set amidst expansive grounds, the property includes three detached barns, providing ample space for storage, workshops, or potential conversion opportunities. The large gardens are beautifully landscaped, offering privacy and serenity, perfect for outdoor living and entertaining.

The farmhouse itself retains many original features, including exposed beams, stonework, and traditional fireplaces, creating a warm and inviting atmosphere. Each of the spacious bedrooms boasts plenty of natural light and scenic views, while the living areas are ideal for family gatherings and relaxation.

The property enjoys stunning panoramic views, with the sea to one side and the majestic mountains of Snowdonia to the other, offering a truly idyllic setting. Whether you're looking for a peaceful retreat or a home with potential for development, this property combines historic charm, generous space, and breathtaking natural beauty.

In brief the accommodation comprises, Reception conservatory porch an addition to the original building this room provides a great space for coats, boots and seating when entering the home, leading to the original entrance hallway with access to all the ground floor rooms including the living room which is most spacious and offers windows to two sides and a door to the rear, the snug provides a welcome retreat with it white stonewashed walls and nooks, the breakfast kitchen has original beams and the inglenook along with window to the front and door to the rear, a cloakroom cum utility room provides space for washing and drying, to the first floor are four double bedrooms all well lit and the master with an en-suite shower room, the family bathroom completes the property. Externally one of the barns has been converted to provide an additional living space, mezzanine bedroom, shower room and workshop. A second barn is partially converted and offers fantastic space, finally there is a Dutch barn with two compartments ideal for working on vehicles or housing animals.

- MOST SPACIOUS FORMER FARMHOUSE
- FOUR DOUBLE BEDROOMS
- SPACIOUS LIVING ACCOMMODATION
- WRAP AROUND GARDENS
- THREE DETACHED BARNs
- STUNNING SEA & MOUNTAIN VIEWS



4 Bedroom Former Farmhouse
With 3 Detached Barns

Tyddyn Drain Isaf
Llanfairfechan
Conwy
LL33 0HD

£375,000
REDUCED FROM £500,000

Reference Number: FP8226
6/12/2024

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



Location

Tyddyn Drain Isaf is located close to the centre of the village of Llanfairfechan, which benefits from a range of local shops, medical centre, library, beautiful sandy beach and nine hole golf course. It is approximately 7 miles from the walled town of Conwy and 8 miles from the University of Bangor.

Directions

From our Conwy office proceed along the A55 in the direction of Bangor. At Puffin Roundabout take the 2nd exit and stay on the A55 then at the next roundabout take the first exit on to Penmaemawr Road, turn left onto Village Road, then turn left onto Bryn Road, after Gorwel take the next left, where the property can be found after a short distance on your left.

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

Energy Efficiency Rating: E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		



Four Bedroom Former Farmhouse With Three Detached Barns,Tranquil Gardens and Simply Stunning Scenic Views

Entrance Hallway

19' 1" x 6' 5" 5.82m x 1.95m

Living Room

20' 11" x 11' 3" 6.38m x 3.43m

Snug

11' 11" x 7' 10" 3.63m x 2.39m



Kitchen/Breakfast Room

14' 1" x 12' 11" 4.29m x 3.94m

Bathroom

12' 9" x 6' 5" 3.88m x 1.95m

Master Bedroom

10' 2" x 13' 5" 3.10m x 4.09m



Bedroom Two

12' 11" x 7' 2" 3.94m x 2.18m



Bedroom Three

9' 6" x 6' 10" 2.89m x 2.08m



Bedroom Four

9' 6" x 8' 4" 2.89m x 2.54m



Barn One

23' 1" x 15' 7.04m x 4.57m

Barn Two Living Room

18' 1" x 15' 4" 5.51m x 4.67m



Barn Two Workshop

6' 10" max x 14' 6" max 2.08m x 4.42m

Barn Two Mezzanine Bedroom

12' 10" x 15' 1" 3.91m x 4.60m

Dutch Barn Area One

30' 5" x 11' 3" 9.27m x 3.43m



Dutch Barn Area Two

22' 3" x 15' 2" 6.78m x 4.62m

4 Bedroom Former Farmhouse
With 3 Detached Barns

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Llanfairfechan
Conwy
LL33 0HD

£375,000

REDUCED FROM £500,000

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