

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

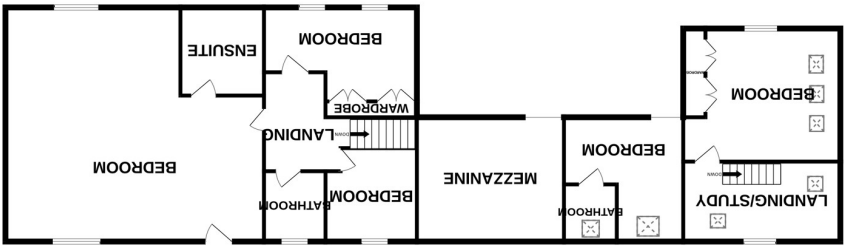
Fletcher & Poole
DIAMOND COLLECTION



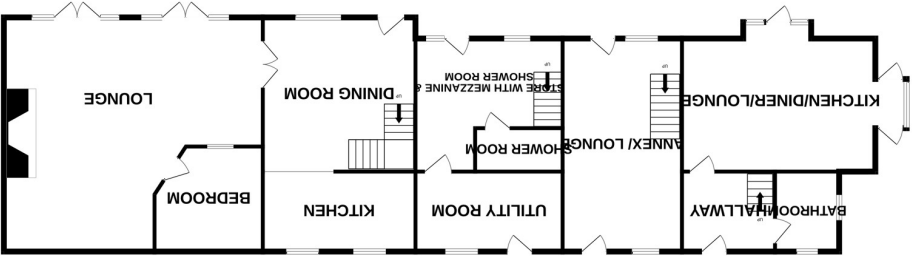
www.fletcherpoole.com

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 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.

Made with Metropix ©2024



1ST FLOOR



GROUND FLOOR



Four Bedroom Farmhouse With Two Annex's, Outbuildings & Approximately 5 Acres Of Land

Description

A unique opportunity to acquire a four bedroom farmhouse with two attached annex's, six stables and outbuildings, yard and approximately 4 acres of grazing land.

Merchlyn Forge is situated in the picturesque Conwy Valley, yet only a ten minute drive to the historic walled town of Conwy.

The main house is brimming with original features to include exposed beams and stonework and a large open fireplace with accommodation comprising: Large lounge with feature stone fireplace with log burner and two sets of double doors onto the garden, bedroom 4 with mezzanine level, open plan kitchen/diner, utility room and access into a room that is currently used for storage with shower room and mezzanine level.

A staircase from the dining area leads to the first floor: Landing, superb master bedroom with original turning wheel workings and ensuite bathroom, two further bedrooms and a family bathroom.

There is a one bedroom annex with lounge area, log burner and a trough style sink and a mezzanine floor with bedroom and ensuite bathroom, the annex is heated from the boiler in the main house.

Next door is a fantastic one bedroom self contained annex which has been renovated within the last couple of years to a very high standard with an incredible use of natural materials from wood, slate and metal, the attention to detail is superb. The annex comprises: Entrance hall with a feature tree trunk forming part of the staircase, open plan kitchen/diner/lounge area and a bathroom.

To the first floor: Landing/study area with a double bedroom with built in wardrobes and under floor heating.

To the outside the property is approached via a track, parking area, gated yard with six stables, tack room, hay store, forge, a recently constructed part open barn , an arena and a private driveway.

The three properties each have their own garden areas and there is 5 acres of land/ fields which is currently used for grazing horses.

- * FOUR BEDROOM FARM HOUSE WITH TWO ANNEX'S
- * SELECTION OF STABLES & OUTBUILDINGS
- * FIVE ACRES OF GRAZING LAND
- * ENJOYS COUNTRYSIDE VIEWS
- * CURRENTLY USED AS A WORKING EQUESTRIAN PROPERTY
- * MAIN HOUSE IS CURRENTLY USED AS AN AIR BNB
- * VIEWING ESSENTIAL TO APPRECIATE THE SIZE AND QUALITY OF ACCOMMODATION ON OFFER
- * FREEHOLD



4 Bedroom Farmhouse, 2 Annex's & Outbuildings

Merchlyn Forge
Henryd
Conwy
LL32 8YE

£1,200,000

Reference Number: FP7951
21/2/2024

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

Merchlyn Forge is located in a rural position in the Conwy Valley approximately 2 miles from the historic walled town of Conwy which is famous for its Castle and Bridges. There is a busy harbour, marina, 18 hole golf course, wealth of local shops, medical centre, library, banks and schools and is located on a bus route and railway line. The A55 Expressway for easy access to Chester and motorways is near by.

Directions

From our Conwy office turn first left, under the arch and bear left into St. Agnes Road. Go down to the bottom of the road to the Gyffin crossroads and turn sharp right into Henryd Road. At the end of the road (approx 2 miles), turn right and proceed through the village and up the hill, taking the first road to the left (signposted Rowen). Proceed over the hill and turn right into Merchlyn shortly after the white property on the left.

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

Energy Efficiency Rating: F

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E		
21-38	F	34 F	
1-20	G		



Four Bedroom Farmhouse With Two Annex's, Outbuildings & Approximately 5 Acres Of Land

Dining Room

16' 3" x 15' 5" 4.95m x 4.70m

Kitchen

15' 1" x 8' 4" 4.60m x 2.54m

Lounge

26' 2" x 23' 8" max 7.98m x 7.22m

Bedroom Four

10' 6" x 10' 10" plus mezzanine 3.20m x 3.30m

Landing

8' 9" x 5' 8" 2.66m x 1.72m

Bedroom One

26' 2" x 24' 3" 7.98m x 7.39m

Ensuite

8' 11" x 8' 8" 2.71m x 2.64m

Bedroom Two

15' 5" x 10' 1" plus built in wardrobes 4.70m x 3.07m

Bedroom Three

11' max x 8' 4" 3.35m x 2.54m

Bathroom

6' 4" x 5' 5" 1.93m x 1.65m

Utility Room

15' 2" x 8' 2" 4.62m x 2.49m

Store With Mezzanine & Shower Room

14' 11" x 13' 3" plus mezzanine above 4.54m x 4.04m

Stables One

56' 5" x 26' 11" 17.19m x 8.20m

Stables Two

54' 1" x 16' 10" 16.48m x 5.13m

Stables Three

36' 4" x 22' 3" 11.07m x 6.78m

Tractor Port

25' 5" x 26' 4" 7.74m x 8.02m

Annex 1

Hallway

9' 4" x 8' 2" 2.84m x 2.49m

Lounge/Kitchen/Diner

21' 6" max x 14' 10" max 6.56m x 4.52m

Bathroom

6' 8" x 6' 6" 2.03m x 1.98m

Landing/Study

16' 4" x 7' 11" 4.98m x 2.41m

Bedroom

16' 2" x 13' 5" 4.93m x 4.09m

Ensuite W.C

3' 6" x 3' 1" 1.06m x 0.93m

Annex 2

Lounge

21' 6" x 12' 1" 6.56m x 3.68m

Bedroom

12' 3" x 12' 3.73m x 3.66m

Ensuite Bathroom

9' x 5' 1" 2.74m x 1.55m



4 Bedroom Farmhouse, 2
Annex's & Outbuildings

Merchlyn Forge
Henryd
Conwy
LL32 8YE

£1,200,000

Reference Number: FP7951
21/2/2024

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

