

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 arrangements to view the property.

We strongly recommend that all information which we provide about the property is referred to you by your own advisor.

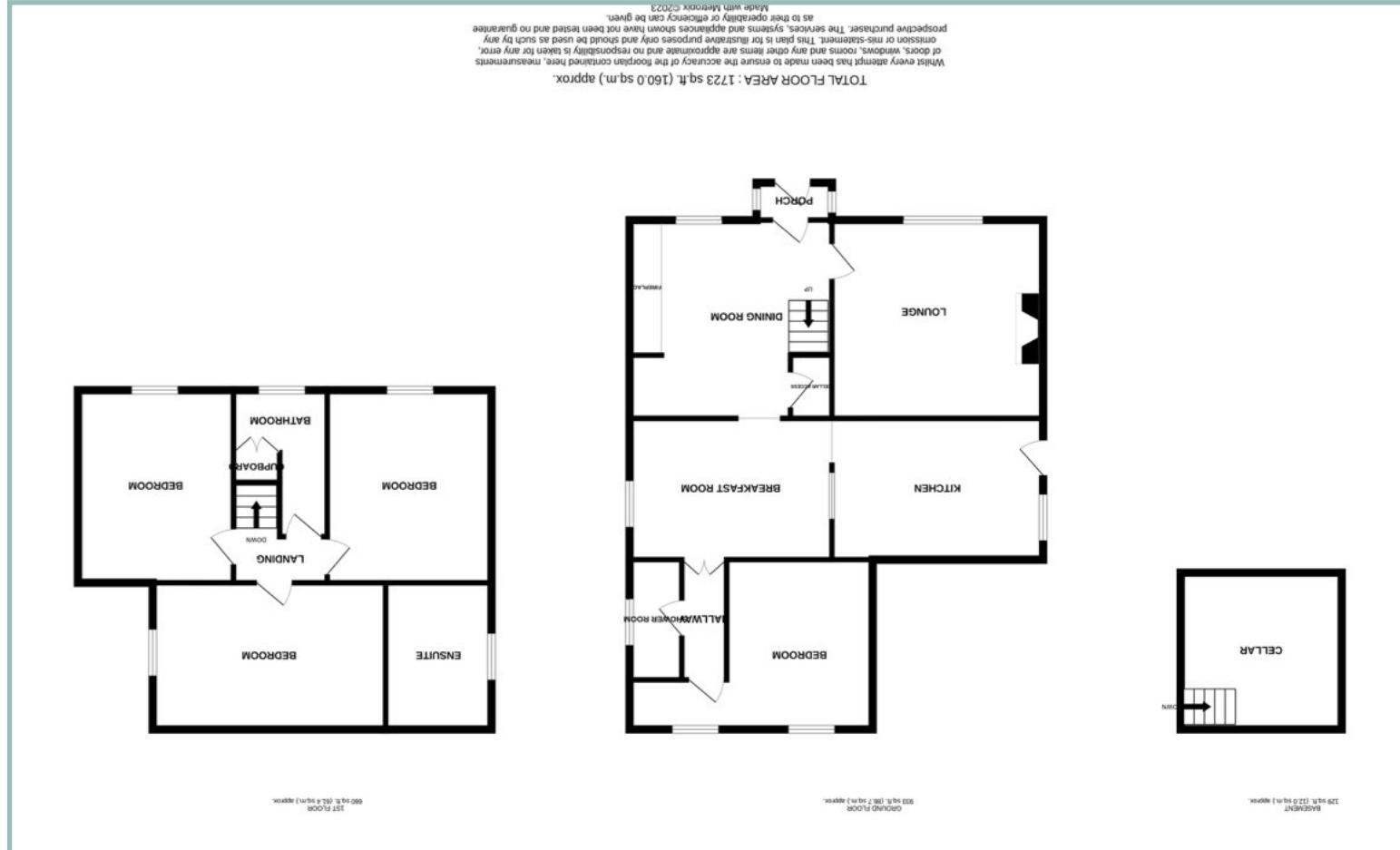
Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition.

Part of an offer or contract. The seller does not make any representation in relation to the property and we have no authority to do so on behalf of the seller.

We endeavor to make our sales details accurate and reliable but they should not be relied on as statements of representations of fact and they do not constitute any offer or contract.

www.fletcherpooole.com

DIAMOND COLLECTION
Fletcherpooole



Four Bedroom Semi-Detached Stone Cottage In The Heart Of The Village

Description

The Hall Cottage is situated in the heart of the sought after village of Eglwysbach and was a public house until 1909. At approximately 450 years old the cottage retains a wealth of character and period features to include exposed beams, feature fireplaces and even a cellar.

The deceptively spacious accommodation comprises: Entrance porch with stable door, dining room with large fireplace and multi fuel stove, lounge with multi fuel stove, breakfast room which opens into the kitchen which has an electric range and space for a fridge/freezer. Inner hall area leading to a double bedroom and shower room.

A wide staircase from the dining room leads to the first floor accommodation: Landing, master bedroom with en-suite bathroom, two further double bedrooms and family bathroom. Timber double glazing and oil fired central heating.

To the rear of the property there is a good size rear garden with a paved courtyard seating area from the kitchen, with steps leading up to a further paved seating area, lawned area which then leads onto a paved seating area and the rear access to the garage.

There is a double garage with three attached timber storage sheds located at the rear of the property, accessed via a narrow lane to the side.

- * DECEPTIVELY SPACIOUS FOUR DOUBLE BEDROOM COTTAGE
- * SITUATED IN THE HEART OF THE VILLAGE
- * RETAINS MANY LOVELY PERIOD FEATURES
- * LARGE GARDEN TO REAR WITH SEVERAL SEATING AREAS
- * DOUBLE GARAGE TO REAR

Porch

5' 3" x 2' 8" 1.60m x 0.80m

Dining Room

14' 2" x 14' 5" 4.31m x 4.39m



4 Bedroom Semi-Detached Cottage

**THE HALL COTTAGE
 EGLWYSBACH
 CONWY
 LL28 5UD**

£425,000

Reference Number: FP7760

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 Hall Cottage enjoys countryside views and is conveniently on the outskirts of the charming village of Eglwysbach which is located in the picturesque Conwy Valley. The local services include the public house, village shop and post office, church and village school and is on a regular bus route.

Directions

From our Conwy Office proceed around the one way system and back over the bridge in the direction of Llandudno Junction. Take the third exit off the roundabout and take the slip road towards Chester. Take the next exit off signposted Betws-y-coed and Glan Conwy. Proceed through Glan Conwy, up the hill and follow the signs for Bodnant Garden & Eglwysbach. Bear left and proceed past Bodnant Gardens, continue towards the village where the property can be found on the left just after the Bee Public House.

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

Energy Efficiency Rating: TBC



Four Bedroom Semi-Detached Stone Cottage In The Heart Of The Village

Lounge

15' 1" x 13' 9" 4.60m x 4.19m

Breakfast Room

10' 9" x 10' 1" 3.27m x 3.07m

Kitchen

12' 10" x 10' 5" 3.91m x 3.17m



Inner Hall

7' 7" x 2' 8" 2.31m x 0.80m

Bedroom Four

13' 8" x 10' 7" 4.16m x 3.22m



Shower Room

8' 7" x 3' 6" 2.61m x 1.06m

Bedroom One

16' 8" x 10' 8" 5.08m x 3.25m



En-Suite Bathroom

10' 5" x 7' 7" 3.17m x 2.31m



Bedroom Two

14' 10" x 11' 9" 4.52m x 3.58m



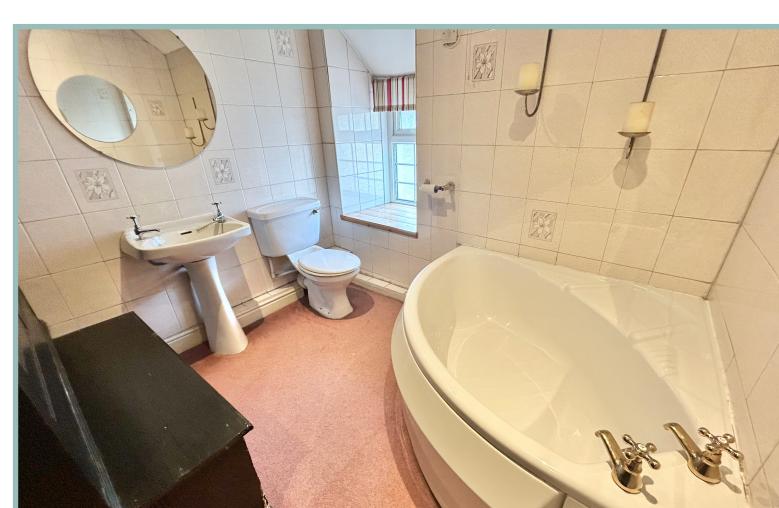
Bedroom Three

14' 5" x 11' 1" 4.39m x 3.38m



Bathroom

10' 6" x 8' 2" 3.20m x 2.49m



Cellar

11' 8" x 11' 5" 3.55m x 3.48m

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