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**AUCTIONEERS
●
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The Toll House, Marine Drive, Llandudno, Conwy, LL30 2ND



£295,000



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www.bdahomesales.co.uk

A RARE OPPORTUNITY TO PURCHASE THIS HIGHLY UNUSUAL GRADE 2 LISTED HOME SITUATED AT THE BEGINNING OF THE JOURNEY AROUND THE GREAT ORME, THIS ORIGINAL TOLL HOUSE BUILT c1878, HAVING VIEWS TO THE PIER, OVER TO THE LITTLE ORME AND LLANDUDNO BAY FROM THE MAJORITY OF WINDOWS. WITHIN EASY REACH OF LLANDUDNO TOWN CENTRE WITH ALL IT'S AMENITIES.

The accommodation set out on three floors, briefly comprises:- entrance porch; sitting room; separate dining room; kitchen and ground floor 3 piece bathroom. A staircase leads to the first floor landing; principal bedroom with 3 piece shower room en-suite; second bedroom with built-in wardrobe. A further staircase leads to the second floor; another double bedroom and 3 piece shower room en-suite; further staircase to the rooftop terrace with panoramic views. The property features propane gas fired central heating and the property is on a septic tank. Outside there are two parking bays and a small garden area. The property is held on a leasehold tenure over 1,000 year term from 1873 and Ground Rent £6.00 per annum.

ORIGINAL TOLL HOUSE c1878

GRADE 2 LISTED

A RARITY COMING TO THE MARKET

LEASEHOLD TENURE OVER 1,000 YEAR TERM FROM 1873

The accommodation comprises:

Arch with shaped wooden door to:

PORCH

Quarry tiled floor, glazed window, inner glazed door to:

DOUBLE ASPECT SITTING ROOM 19'7" x 10'5" (5.97m x 3.19m)



Fireplace with display mantle, slate hearth and inset dual fuel/log burner, built in storage cupboard and book shelving, double radiator, double aspect windows with display sills, views to the Pier and Llandudno Bay.

DINING ROOM 12'3" x 11'1" (3.75m x 3.39m)



Decorative fire surround with slate hearth and inset log burner/dual fuel, built in glass fronted display cabinet with shelving, telephone point, double radiator, glazed window with deep display sill.

INNER HALL

With understairs storage cupboard, radiator, glazed window, secondary door to front.

KITCHEN 13'8" x 7'6" (4.17m x 2.30m)



Fitted base, wall and drawer units with tiled worktops and integrated electric double oven, plumbing for dishwasher, space for fridge/freezer, wall mounted 'Vaillant' propane gas central heating and hot water boiler, radiator, panelling to ceiling with two double glazed skylight windows, double aspect windows, radiator, door through to:

TIMBER WORKSHOP/STORAGE AREA

With double doors to courtyard.

3 PIECE GROUND FLOOR BATHROOM 8'11" x 5'6" (2.74m x 1.69m)



Coloured suite comprising panel bath with mixer tap and shower attachment, vanity wash hand basin, close couple w.c., plumbing for automatic washing machine, space for drier, wall and floor tiling, glazed window.

A staircase from the lounge/sitting room leads to:

FIRST FLOOR LANDING

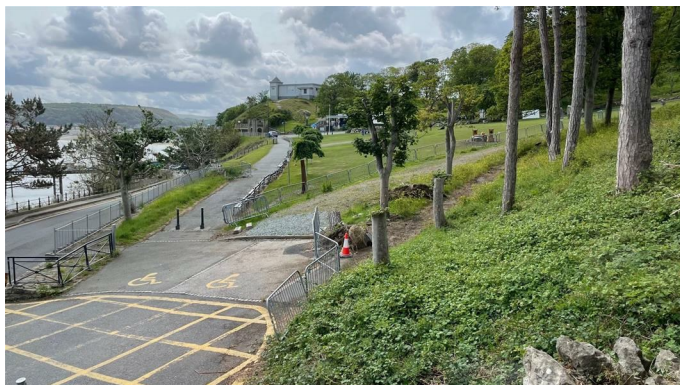
Spotlight, radiator, glazed window.

DOUBLE ASPECT BEDROOM 1 10'10" x 10'8" plus en-suite (3.32m x 3.27m plus en-suite)



Double radiator, views.

VIEW FROM BEDROOM 1



3 PIECE SHOWER ROOM EN-SUITE



Comprising shower cubicle, pedestal wash hand basin and w.c.

DOUBLE ASPECT BEDROOM 2 10'2" x 8'10" (3.11m x 2.70m)



Two built in double cupboards with louvre doors and hanging rails, double radiator, views.

A curved staircase with exposed stone leads to:

SECOND FLOOR LANDING

BEDROOM 3 12'3" x 9'4" (3.74m x 2.85m)



Double radiator, double glazed window with views.

3 PIECE SHOWER ROOM EN-SUITE



Comprising shower cubicle, pedestal wash hand basin and w.c., radiator, skylight window.

A curved staircase from the second floor
Leads to a door giving access to:

ROOF TERRACE

With seating and panoramic open views.



OUTSIDE

PARKING SPACES

To either side at the front for two cars, fencing.

REAR PAVED COURTYARD/SEATING AREA

Log storage, bins storage, access to propane tank.

TIMBER WORKSHOP/STORAGE AREA

Accessed from the kitchen with double doors to courtyard.

TENURE

TENURE – The property is held on a LEASEHOLD tenure over 1,000 year term from 1873 and Ground Rent of £6.00 per annum.

COUNCIL TAX BAND

COUNCIL TAX BAND Is 'F' obtained from www.conwy.gov.uk

ENERGY PERFORMANCE CERTIFICATE

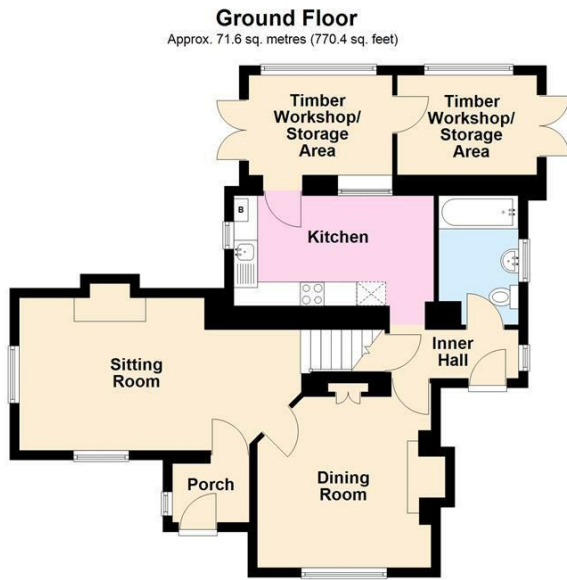
The property is GRADE 2 LISTED and is therefore exempt from an Energy Performance Certificate.

SERVICES

Propane Heating.

Main Electric and Water.

Septic Tank.



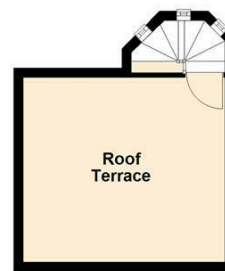
Second Floor
Approx. 16.6 sq. metres (178.4 sq. feet)



First Floor
Approx. 31.4 sq. metres (338.5 sq. feet)

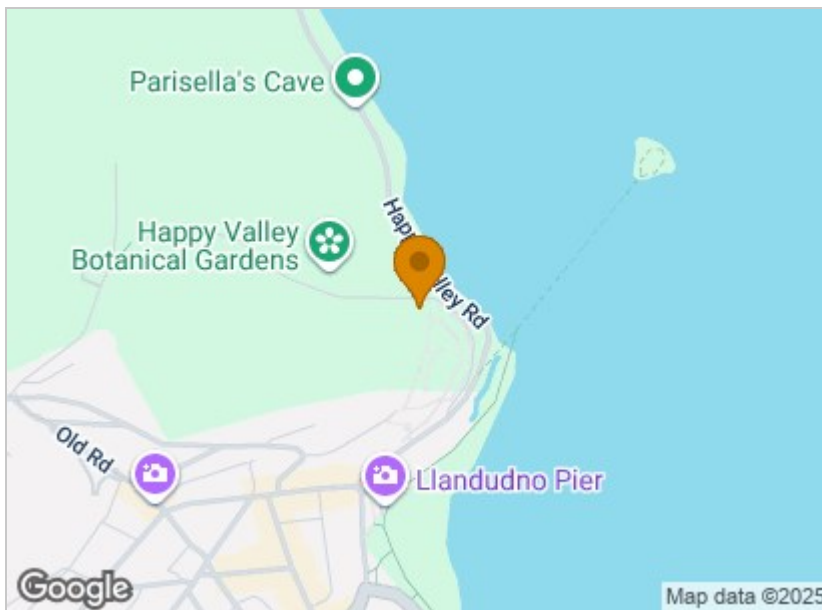


Third Floor
Approx. 18.7 sq. metres (201.4 sq. feet)



Total area: approx. 138.3 sq. metres (1488.6 sq. feet)

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Directions

From our Llandudno office proceed north along Mostyn Street, through the roundabout with the Millennium Clock, take the 3rd exit heading onto the Promenade, proceed to your left, at the next roundabout, take the 2nd exit, follow the road round to the Pay Toll leading around the Great Orme, the property is in front of you. Ref: A720 03/06/25 Rev 04/11/25

We will be pleased to arrange a viewing of this Home

01492 875125

e mail: llandudno@bdahomesales.co.uk

Llandudno Office Opening Hours - Monday to Friday: 9.00 a.m to 5.00 p.m. - Saturday: 9.00 a.m to 4.00 p.m.

