

**Delano, Gannock Park, Deganwy,
Conwy, LL31 9PZ**

**Offers In Region Of
£1,000,000**



Anthony Flint

property consultants



Delano, Gannock Park, Deganwy, Conwy, LL31 9PZ

Agent and vendor comments: -

**"Sixties modernism with total seclusion.....
almost floating on air, with a rare privacy that envelops inside and out"**

**"It was love at first sight when they stepped into the house and were dazzled and captivated
by the spectacular views"**

**"The west facing balcony and extensive glazing maintain a constant dialogue with the
surrounding coastal-scape, framing the impeccable view"**

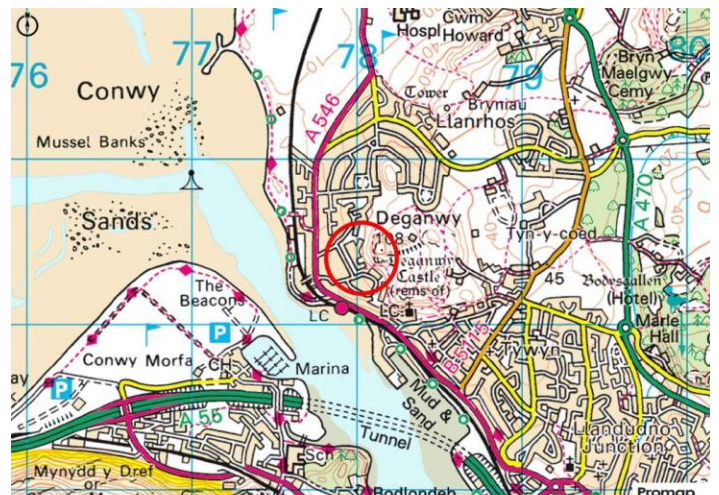
**"Wonderful panoramic views sweep out across the picturesque Conwy Estuary from the roof
terrace, with the red sands of Conwy Morfa Beach and the Championship Conwy Caernarfonshire
Golf Course in the foreground"**

**"Versatile accommodation which allows for multi-generational occupation
and amazing scope to provide bespoke lifestyle living"**

Delano is a striking example of a mid-20th century modernistic split-level home, which almost feels as though it is suspended in air, especially when you walk out onto the vast terrace and are engulfed by the spectacular panoramic coastline vista. Located within a very private garden setting, accessed by a concealed shared drive, off the iconic Gannock Park circular loop of distinctive and exclusive homes.

Constructed in 1965 by the local flamboyant builder Vera Fletcher and with later extensions completed by Anwyl Construction. The current owner acquired the property in 1989 because "It was love at first sight when they stepped into the house and were dazzled and captivated by the spectacular views"

We believe 'Delano' is named after a picturesque island, set in the middle of Lake Cache, Ontario, Canada. The idiosyncratic design was typical of the visionary architects of the time and the builder's exuberant personality.





The layout and flow of the versatile accommodation has changed substantially over the following 30 years and now offers an eclectic style with interconnecting rooms filled with light from the extensive windows which frame and enhance the views. The vast majority of the 3780sq ft of accommodation runs across the first-floor level with five possible Reception Rooms and or two/four Bedrooms, plus an 'Allmilmo' bespoke German Fitted Kitchen, Home Office/Dressing Room, two En-Suite Bath/Shower Rooms, additional Shower Room and Cloakroom. Then there is the lower Ground Floor Area which offers Two Double Garages - the original is now used as a Multi-Purpose Room with an extensive range of fitted base, island and full-length wall cupboards and a hidden away Man Cave/Office/Workshop and W.C., plus a spacious Subfloor Storage/Workshop or perfect, because of it's ambient temperature, as a Wine Cellar.

We believe 'Delano' is named after a picturesque island, set in the middle of Lake Cache, near Ontario, Canada and the idiosyncratic design was typical of the experimental architects of the time and the builders exuberant personality. Located within a very private garden setting, off the iconic Gannock Park circular loop of distinctive and exclusive homes, accessed by a concealed private drive leading to parking and turning area.





ENTRANCE HALL The original entrance to the front of the property has now been changed to the side entrance

DINING HALL 18' 1" x 14' 3" (5.51m x 4.34m) Front aspect with patio doors lead out onto the spacious terrace with its magnificent views, two radiators and feature faced stone wall.

LOUNGE / STUDY / BEDROOM SUITE 19' 7" max x 18' 0" (5.97m x 5.49m)

Front aspect with large picture windows giving panoramic 180° views

EN-SUITE 6' 4" x 7' 0" (1.93m x 2.13m) White three-piece suite, with shaped panelled bath, vanity unit and close coupled couple W.C.

BREAKFAST/MUSIC ROOM 11' 5" x 14' 4" (3.48m x 4.37m) with side aspect, flows into: -

LIVING ROOM 21' 3" x 14' 10" (6.48m x 4.52m) Front aspect with full length picture windows and French doors leading out on to the South-West facing spacious terrace giving extensive views, feature fireplace with inset living flame gas fire with marble back plate and moulded surround.

SUN TERRACE 30' 0" x 10' 0" (9.14m x 3.05m) Facing due west, with stunning panoramic views over the Conwy Estuary and hillside, Conwy Marina, Conwy Golf Club, Llandudno Westshore and the Great Orme. In the background can be seen Beaumaris, Puffin Island and the coastline of Anglesey.

FITTED KITCHEN WITH BREAKFAST AREA 17' 2" x 11' 5" (5.23m x 3.48m) an extensive range of fitted base and wall units supplied by the German manufacturer Allmilmo and incorporating a peninsula unit with fitted and integrated Bosch appliances comprising, 5 ring hob with oven below, eye level oven and eye level combination oven, air purification hood, fridge freezer. Rear porch leading off from the kitchen.

INNER HALL & SPLIT LANDING 14' 8" x 11' 0" (4.47m x 3.35m) Split level. Store cupboard.

SUN LOUNGE / BEDROOM 15' 8" x 10' 0" (4.78m x 3.05m) Triple front aspect with access on to terrace with tiled floor.

PRINCIPAL BEDROOM 16' 9" x 12' 11" (5.11m x 3.94m) Splayed bay window with spectacular front aspect. Range of fitted wardrobes. **EN-SUITE BATHROOM** 8' 7" x 7' 4" (2.62m x 2.24m) Four-piece suite, Jacuzzi whirlpool bath. "Sottini" Ideal Standard premium range sanitary ware of floating W.C. bidet and wash hand basin. Ladder style heated towel rail.







BEDROOM 2 11' 7" x 10' 10" (3.53m x 3.3m) Front splayed bay window. Fitted mirror fronted wardrobes

HOME OFFICE OR DRESSING ROOM 9' 2" x 10' 0" (2.79m x 3.05m) With fitted wardrobes

SHOWER ROOM 9' 1" x 7' 0" (2.77 x 2.13) Walk-in double shower cubicle. Vanity floating basin. Cylinder cupboard, tiled surround. SEPARATE TOILET with floating W.C.

MULTI-FUNCTIONAL ROOM OR ORIGINAL DOUBLE GARAGE 23' 10" x 18' 4" (7.26m x 5.59m) with wraparound timber doors. "APPLAD" range of fitted base cupboards. Five double wardrobes/storage.

HIDDEN OFFICE AREA 14' 9" x 7' 2" (4.5m x 2.18m) Tiled floor, fitted storage cupboards and W.C.

ADDITIONAL DOUBLE GARAGE 18' 2" x 19' 9" (5.54m x 6.02m) Electric operated double door. Tiled floor. Glow-worm Economy gas fitted boiler and hot water cylinder which serves part of the property.

SUB-FLOOR Area 1 16' 7" x 12' 11" (5.05m x 3.94m) Area 2 limited head room of 11' 4" x 11' 0" (3.45m x 3.38m)



FRONT GARDEN
Hidden lawn and woodland walk with evergreens providing shelter and privacy.

INITIAL SIDE AREAS OF GARDEN
Pathway meandering through
Monkey Puzzle tree.

FAR SIDE AREA OF GARDENS
Lawned with established and ancient trees. Lined timber shed.

TOP TERRACE OF GARDENS
The top Terrace backs onto the Vardre. Lined timber store, greenhouse,
raised terrace, planted with flowering shrubs, seating areas
& ancient Pine trees

SHARED PRIVATE DRIVE
Shared drive servicing three properties which leads to Delano's
private drive. Turning and parking spaces for 4/5 cars.





Tenure and Council Tax: Tenure - We are informed by the vendors that the property is Freehold. Conwy County Borough Council. We are informed by the vendors that the Council Tax Band is Band I.

Viewing: Strictly by appointment through our Anthony Flint Office.

Services: Please note that none of the services, fittings, fixtures or appliances, heating/plumbing installations or electrical systems have been tested by the Estate Agent and no warranty is given to verify their working ability.

Proof of Identity: In order to comply with anti-money laundering regulations, Anthony Flint Estate Agents require all buyers to provide us with proof of identity and proof of current residential address. The following documents must be presented in all cases: **IDENTITY DOCUMENTS:** a photographic ID, such as current passport or UK driving licence. **EVIDENCE OF ADDRESS:** a bank/building society statement, utility bill, credit card bill or any other form of ID, issued within the previous three months, providing evidence of residency as the correspondence address.

General: If you need any advice relating to mortgages, surveys or solicitors then please ask a member of staff who will be happy to recommend a professional local company.



Age	Energy Rating	Sunlight	Provision
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	73 C
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements