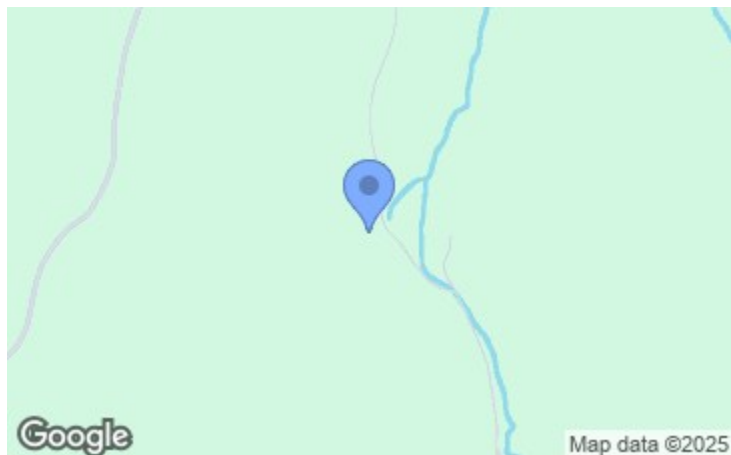


Matterport

Matterport



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

**Nant Bach**  
Llanfairtalhaiarn, Abergele, Conwy,  
LL22 8SU

**Offers Over**  
**£750,000**

A BEAUTIFULLY APPOINTED FIVE BEDROOM COUNTRY RESIDENCE, greatly extended and remodelled to provide a versatile and well proportioned family home together with five stables, central yard, open fronted carport and tack room, full size all weather ménage, fields and mature woodland extending in total to about 17 acres.

Set in a very secluded rural valley on a no through adopted lane about 1 mile from the village of Llanfair TH, some 6 miles from Abergele and the A5 interchange covering North Wales, Cheshire and beyond.

NB: Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

**PLEASE NOTE:** The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

**MISREPRESENTATION ACT 1967**

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cavendish Ikin has the authority to make or give any representations or warranty in relation to the property.

Cavendish Ikin trading as Cavendish Estate Agents Ltd.





Your rural idyll in the heart of the beautiful Welsh countryside

Step away from the rat race, slow down and enjoy a relaxed pace of life in this versatile family home set in a beautiful and peaceful part of north Wales.

Imagine stepping into a secluded valley surrounded by oak woodland and carpeted with bluebells, where you can enjoy a well-deserved glass of wine accompanied by the sound of birdsong and a babbling mountain stream ...

Imagine having the freedom to set up your own small business or enjoy the flexibility of inter-generational living ...

Imagine enjoying 17 stunning acres of outdoor space with your own purpose-built stables, with country walks on your doorstep, while still within easy reach of Abergele and routes into North Wales and beyond.

Versatile and flexible family living

This cosy family home was originally a one-up one-down shepherd's cottage dating from the late 19th century. It has since been lovingly re-modelled and extended by the current owners to provide two properties which are connected on the ground level: a country-style three-bedroom home in the older part of the house, with a self-contained two-bedroom property with its own entrance and large, warm conservatory in the modern extension.

Teenagers looking for a little more independence, grandparents who want to be closer to offer or receive family support, dual family living or your own bed & breakfast business – benefit from the myriad of opportunities offered by this stunning home.

A home for all seasons

In spring, bluebells carpet the beautiful semi ancient oak woodland ... In summer, enjoy a ride in the menage then retire to the gazebo overlooking the garden with a glass of something cold ... In autumn watch the leaves of the oaks change across the valley and collect cherries, apples, pears, plums and walnuts from the orchard ... In winter, red-berried holly bushes surround the house: snuggle up in front of the wood fireplace with exposed stone (with two combi boilers, two oil tanks and underfloor heating throughout the

extension, there's no danger of chills) or enjoy the winter sunshine from the heated conservatory.

Escape to the country

Your new rural retreat is accessed via the pretty village of Llanfairtalhaiarn. Head up the hill for under a mile, then follow a no through road sign along a quiet country lane past the neighbouring farm. There's only one further farm beyond the house, which means there's little passing traffic to disturb the peace.

Nant Bach has maintained its traditional farmhouse appearance despite modernisation over the years. The house is bounded on the topside by woodland that is home to pheasants and squirrels, and enjoys a sheltered position that allows it to catch the sun all year round.

Outside you'll find a large parking area on the block paved driveway, as well as a significant tarmacked turning area for larger vehicles, including horse boxes.

The original part of the house is a traditional cosy Welsh cottage. The front porch opens to a large dining room with feature stone fireplace and stove, beyond which you'll find a snug lounge and a modern and well fitted kitchen/breakfast room. Leading out to the garden at the back of the house is a rear reception hall with cloaks and WC, an inner lobby, and a useful utility room.

Upstairs, there's a wide central landing with double glazed French doors leading to a charming patio with views over the garden and the mountain stream which cascades down the hillside from the mature woodland above. Here you'll also find three bedrooms and a luxurious bathroom with freestanding slipper bath and large shower.

Alternatively, enter the house via the extension, which has its own separate entrance. If you can tear yourself away from the bright conservatory with its southerly views across the livery stables and land beyond, you'll find a modern fitted kitchen with granite worktops and a dark blue enamelled electric Rayburn. There's also a large bright and warm lounge – one of two in the house – a utility room, and direct access to the back garden.

Upstairs is a large and well-lit principal bedroom with vaulted

ceiling, a walk-in dressing room and luxury en-suite with slipper bath and shower, while French doors open to a decked area and covered pergola. The second bedroom in this part of the house also benefits from a modern en-suite shower room.

Your office in the country

The house is connected to Elon Musk's Starlink satellite system, which provides high speed wi-fi throughout the house. Whether you're working from home or streaming movies while you relax, enjoy the same connectivity as a modern office in the city with all the benefits of rural living.

Room to roam

Nant Bach is a dream for families with children, with tons of outdoor space for playing outside, including your very own woodlands – run, climb and explore to your heart's content!

There's plenty on offer for adults too, including landscaped gardens around the house, nine fully fenced fields, and an orchard with cherry, apple, pear, plum and walnut trees. Around half the plot is designated a Site of Special Scientific Interest (SSSI) due to its semi ancient oak woodland with bluebells.

And of course, you can't miss the amazing equestrian facilities: a well-constructed and drained menage, five stables, feed room, hay shed, barn, and winter muck heap, all with concrete hard standings, electric and water connections. The local roads are quiet and good for horse riding, and agreements with neighbouring landowners allows for riding over their tracks.

For those who prefer to travel on foot, there's excellent walking in the area. The area around the property boasts beautiful scenes of Eryri's valleys and hills, and Yr Wyddfa itself. The villages of Llansannan, Llangernyw and even Gwytherin are all within good walking distance, with excellent views from the nearby high common land over Eryri to the Irish Sea. If you need some refreshment after your walk, The Black Lion pub in Llanfairtalhaiarn, situated on a lovely river, is walking distance from the house.

And don't forget a person's best friend: there are also external kennels with electric and water connections.

**TENURE**

Freehold.

**SERVICES**

Mains water and electricity, private drainage system.

**ANTI MONEY LAUNDERING REGULATIONS**

Intending purchasers will be asked to produce identification documentation before we can confirm the sale in writing. There is an administration charge of £80.00 inc VAT per transaction payable by both buyers and sellers, as we must electronically verify the identity of all in order to satisfy Government requirements regarding customer due diligence. We work in partnership with Lifetime Legal, who will carry out these checks. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

**EXTRA SERVICES**

Mortgage referrals, conveyancing referral and surveying referrals will be offered by Cavendish Estate Agents. If a buyer or seller should proceed with any of these services then a commission fee will be paid to Cavendish Estate Agents Ltd upon completion.

**MATERIAL INFORMATION REPORT**

The Material Information Report for this property can be viewed on the Rightmove listing. Alternatively, a copy can be requested from our office which will be sent via email.