



MINFFORDD | BRYN-Y-MAEN

LL28 5EW

RH

ROBBIE HOWARTH

LETTINGS & ESTATE AGENTS



PROPERTY DESCRIPTION

'Minffordd' nestles on the edge of the leafy hamlet of Bryn-y-Maen, just 2 miles from Colwyn Bay and the A55 expressway, yet enjoys spectacular panoramic views of the Carneddau mountains, across to Puffin Island and Anglesey beyond.

This charming detached former farmhouse sits within approximately half an acre of mature, yet low maintenance landscaped private gardens, conveniently attended to by a fully automated robot lawnmower.

Originally in the ownership of the nearby 'Bryn Eglwys Hall' Estate, the Royal Commission on Ancient and Historical Monuments first record this charming house in 1841. Whilst sympathetically retaining some original 19th century features, Minffordd has been fully modernised and extended to offer a comfortable and welcoming modern 5-bedroom family home.

Lovingly maintained and improved by the present owners, if you're looking for quick and convenient access to the A55, but long for that idyllic rural home, then 'Minffordd' ticks all the boxes.

ACCOMODATION IN BRIEF

- Porch, Dining Hall, Kitchen with Dining Area, Utility Room, Living Room, Conservatory, Study, Cloakroom
- Master bedroom with en-suite bathroom, dressing area and glass walled balcony. 2 further double bedroom one with en-suite shower room and dressing room. 2 single bedrooms and a family bathroom.
- 2 Garages

A series of beautiful and airy living spaces lead from the original farmhouse part of the 19th century property, blending the more recently remodelled and extended family home.

The reception rooms and recently built 'Pennisula' conservatory on the ground floor are connected to the garages which feature the original stone walls of the outbuildings, subject to local planning consent these spaces could be converted to an annexe for extended family or a guest suite.

The property contains five bedrooms, two of the double bedrooms with en-suite and dressing room areas. Third double bedroom with fitted Oak wardrobes and access into a boarded loft space on the second floor. Two single bedrooms currently used as office and guest room.

OUTSIDE: The gardens may originally have housed livestock and allotments, today the beautiful gardens

contain mature trees and a wide variety of flowering plants and shrubs, with thousands of bulbs bursting into colour every spring. The Gardens, a tranquil green oasis, include a woodland area designed for children to safely wander in and explore, a garden, several fruit trees, many plants attractive to bees, and an enviably green lawn which could also house a modern build office lodge or Shepperd's hut. The garaging provides excellent secure storage space with recently made timber doors to front and a personal door leads directly to the rear garden. Potential here to further develop this space into additional living space or a gym. Front Elevation driveways: A five bar timber gate open to the driveway parking and turning space to the front and North side. Secondary gate to east side provides an additional parking space with access to the side elevation and rear garden.

PROPERTY DETAILS

Traditional style Timber effect uPVC glazed entrance door: Canopied Storm porch with slate roof, leads into a tiled **ENTRANCE PORCH:** Tiled floor. Handy coat and boot storage. Concealed consumer unit. Timber & glazed door opens to...

DINING HALL: a spacious, comfortable and welcoming space set within the original part of the farmhouse featuring a rustic brick fireplace and cast iron wood burning stove. Of particular interest is the expanse of original stone flagged floor. Access is gained all ground floor rooms.

UTILITY ROOM: With Cream fronted wall, drawer & base units, deep Belfast style ceramic sink. Space for additional appliances including washing machine, dryer etc., floor mounted WORCESTER boiler situated here with cylinder tank Vaillant pressurised system with automatic controls. Window to side elevation, leafy views to fields. Excellent additional family laundry and boot storage room. Access off utility into, **CLOAKROOM:** White suite comprising W/C & cloaks basin. Useful inbuilt cupboard space, with coat hooks.

From the **DINING HALL** a pocket door opens to the kitchen & dining space with a breathtaking view through the large picture window overlooking the garden space across Conwy towards Anglesey and Puffin Island. A comfortable lounge area to the rear of the room offers a truly modern family living space. uPVC French doors to the side elevation open directly onto the raised decked entertaining space, stone flagged patio and gardens.

KITCHEN - open to dining and snug area - fully fitted with neutral stone colour wall drawer & base units with contrasting worktops extending to breakfast bar with LED downlighters and under floor heating. NEFF appliances

include, electric ovens, microwave, dishwasher and 5 ring hob, 1 ½ bowl sink and integrated fridge freezer. Deep sink looks out through the window to the rear garden and views beyond.

Steps down from entrance hall into...

LIVING ROOM: (8.11m x 3.35m) Invitingly comfortable with a cosy cottage feel. 'Villager' Wood burning stove on brick plinth. Dual aspect Windows look to front & rear elevation. Oak glazed doors lead into the recently built 'Peninsula' brand Conservatory. Lantern style roof lends a contemporary feel in contrast with open views to the gardens providing a bright relaxing space.

OFFICE ROOM/STUDY: (4.58m x 3.35m) the present owners worked remotely and installed super-fast fibre broadband, this private and quiet office space would also make an ideal yoga studio, gym or playroom. Neutral décor with white painted beams. Dual aspect uPVC windows to front & rear. This space adjoins the garages, which could raise the potential to make a through room into the garage or encompass this space as part of an annexe. Carpeted stairs lead off Dining Hall to stairs and landing area with direct access to three bedrooms. Central light fitting, central heating radiator.

MASTER SUITE at rear. (4.54m x 3.50m) Spacious bright room with dual aspect windows and uPVC French doors leading onto a fabulous glass walled balcony providing uninterrupted south westerly views directly across open fields to Puffin Island and Anglesey, a truly spectacular position for morning coffee or sundowners. Dressing area with fitted wardrobes. Access directly into..

En suite **BATHROOM 2:** part tiled, neutral décor, contemporary style white suite, large vanity unit , illuminated mirror, shower cubicle, and VELUX skylight providing both privacy and plenty of light over the bathtub. Separate corner shower cubicle with sliding doors.

GUEST BEDROOM 3: (2.59m x 2.13m) Single room with side elevation aspect.

FRONT BEDROOM – (3.42m x 3.07m) Double room with bespoke fitted Oak wardrobes into alcove. Timber painted room leads to second floor loft space which is boarded with power connected.

Along the Northern wing of the property there is a landing leading to the family bathroom and two further bedrooms.

FAMILY BATHROOM: ½ panelled walls, roll top tub, pedestal wash hand basin & W/C. Sloping roof with large VELUX providing a bright clean space. Washed white, wooden flooring.

The landing continues with fitted wardrobes to right side, sliding doors – excellent storage space.

BEDROOM 4: (3.83m x 1.77m) Single bedroom currently used an office space with uPVC window looking directly at

to rear garden and views. Central heating radiator.

BEDROOM 5: (4.26m x 3.63m) Double bedroom, dual aspect uPVC windows lead to dressing room with VELUX roof light and fitted open shelving and hanging rails. En-Suite shower room, W/C and pedestal wash hand basin.

HANDY TO KNOW

- Minffordd offers an idyllic country location but boasts high speed fibre to the premises (FTTP) for hybrid working
- The property benefits from mains water and electricity, private drainage and is served by oil central heating. Roof mounted solar panels supplement the hot water system.
- Minffordd, Llanwrst Road, Bryn-Y-Maen LL28 5EW falls within Conwy Borough Council Tax Band E
- The property is 2 miles from Colwyn Bay and the A55. Chester drive-time is 53 minutes, whilst the city of Bangor is also just 29 minutes away.
- Direct trains to London Euston from Colwyn Bay take just 2 hours 55 minutes.
- Local schools include the excellent Ysgol Eirias 2.2 miles away and the independent sector boasts Rydal Penrhos school just 2.8 miles away. St David's College just a short drive to Llandudno and Myddelton College, Denbigh only 19 miles.
- For a meal or a drink, the smart Pen Y Bryn gastro pub is just 5 minutes away in Upper Colwyn Bay or if you prefer a traditional country pub then the the White Lion, Llanellian is just 2.6 miles away and offers traditional pub grub.
- Aside from the opportunities for walking, running and cycling etc in the Snowdonia foothills directly outside your front door, Minffordd is only a 3 mile drive from the sandy beaches of Colwyn Bay and Rhos-on Sea, which also boast excellent sporting facilities in the shape of Eirias Park Colwyn Leisure Centre.
- For the arts lover, there's Theatre Colwyn and cinema in Colwyn Bay and Venue Cymru, Llandudno which hosts a variety of big name acts, alongside art galleries such as Mostyn Oriel and ' Ffin y Parc'.

DIRECTIONS

- Traveling westbound on A55 exit at Junction 20 'Rhos-on-Sea'. The journey to Minffordd is a little over 2 miles.
- At the A55 slip-road traffic lights, turn right onto Princes Drive and at the second set of traffic lights, right again onto Conwy Road
- Turn first left onto Kings Road and follow the road up towards Upper Colwyn Bay and past the Rydal Penrhos school sports fields to your left.

- After around ¼ mile, the road bears sharp right as you enter Upper Colwyn Bay
- Follow this road past the Pen Y Bryn pub gardens (to your left) until you reach a T-junction
- Turn left onto the Llanwrst Road
- After around ¼ mile you will leave Upper Colwyn Bay behind and into open countryside
- Bryn-Y-Maen village is approximately another ¼ mile along this road
- Continue through the village and past Christ Church (known locally as The Cathedral in the Hills) and Minffordd is the last house in the village on the right hand side

What3Words Location: ///humans.heaven.kinds





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