



Tyddyn Afon

Glan Conwy LL28 5TN



IWAN M WILLIAMS
ESTATE AGENTS • GWERTHWYR TAI

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£1,180,000

An unique opportunity to acquire a stunning converted 'Cruck Frame' barn, set in approximately 6 acres of meadow land in a magical rural setting with outstanding river, valley and mountain views.

VIEWING HIGHLY RECOMMENDED

Tyddyn Afon commands a slightly elevated countryside setting in the lower Conwy Valley, offering a superb lifestyle opportunity, enjoying panoramic views towards the splendour of the Snowdonia mountains

Extensively re-modelled, renovated and refurbished combining contemporary country living with considerable charm and character.

Tyddyn Afon is one of three select properties forming part of the former Tyn y Coed farm , located in a private rural setting but within 10 minute drive of the North Wales coastal towns of Conwy and Llandudno.

The barn is beautifully presented enjoying free flowing luxury accommodation comprising open plan living area with kitchen dining and sitting areas, lounge or third bedroom, front entrance porch, boot room/hallway, rear garden room, front glass sun room, laundry/utility room, shower room, bedroom 1, landing, bedroom 2, bath and dressing room, en-suite wet room.

Rear courtyard - a perfect entertaining space with covered 'al-fresco' dining area.

At the upper terrace level there is a separate purpose built studio/cabin and sun terrace, stable, workshop and hay store.

The Cabin area is ideally situated to enjoy the last of the long summer months evening sun - a quiet area for contemplation as the sun finally disappears behind the Westerly slopes of the beautiful Conwy Valley.

Approximately 6 acres of good quality grazing land and a superb wildflower meadow.



Location

Front Entrance Porch:

Leading into :

Reception Hall/Boot Room: 15'1" x 12'9" (4.6 x 3.91)
Providing through access from front through to rear courtyard.
This room provides the ideal area to remove mucky wellies and
hide away outside work-wear before entering the main living
areas. Fitted cupboards; inset Belfast style porcelain sink; built-
in cylinder cupboard; staircase leading off to first floor level.
Bespoke oak doors lead through archway to Garden Room and
also onto Utility/Laundry room and main living areas.

Twin arched bespoke oak doors leading to Garden Room

Rear Garden Room: 12'11" x 10'7" (3.96m x 3.23m)
Tiled floor; former slate greenery steps; uPVC double glazed
windows and door; column radiator.

Open Plan Living Area: 25'8" x 15'6" (7.84m x 4.73m)
Impressive open plan room with "Cruck Frame" exposed roof
timbers and vaulted ceiling. Oak flooring throughout; windows
extending along front of property enjoying extensive views;
timber and glazed stable door opening onto rear courtyard.
Superb country style kitchen provided by Period Kitchens
(Bangor) comprising base and wall units with Corrian worktops;
two bowl sink; "Falcon Range" cooker with gas hob and electric
ovens, stainless steel canopy extractor above.

Dining and Sitting Area enjoying front views with French
windows opening into front:-

Pergolux glazed Sun Room: 13'1" x 9'10" (4m x 3m)
Providing all season inside / outside space.

The sitting area has a feature circular contemporary log burning
stove and column radiators.

Lounge: 16'2" x 15'3" (4.95m x 4.65m)
(This room has previously been used as 3rd Bedroom and could
easily be adapted if required). Presently this is a Winter Living
Room offering cosy space with log burning stove; windows over
front of the house enjoying views; column radiator.

From Boot Room access leading to:-



Laundry / Utility Room: 7'9" x 8'10" (2.38m x 2.71m)
Beam ceiling; built-in store cupboards; plumbing for washing machine; space for freezer.

Shower Room: 7'7" x 6'6" (2.32m x 2m)
Shower enclosure, pedestal wash hand basin and low level W.C.; beam ceiling; chrome heated towel rail; uPVC double glazed window to front elevation.

Bedroom 1: 16'4" x 11'10" (5m x 3.62m)
A light and bright room with window and French doors onto front terrace; painted timber floorboards; two radiators.

FIRST FLOOR

Small Landing.

Bedroom 2: 15'6" x 10'6" (4.74m x 3.21m)
Vaulted ceiling with exposed roof timbers; double glazed window to front enjoying extensive views; radiator; painted floorboards. Access leading through to:-

Bath and Dressing Room: 16'8" x 8'0" (5.1m x 2.46m)
Tiled panelled bath, column radiator, double glazed window overlooking front, vaulted ceiling. Step and doorway leading up to:-

En-suite Wet Room: 12'0" x 13'5" (3.68m x 4.11m)
Wet room style shower, wash basin with mosaic tile surround, mirror with integrated lighting, low level W.C, Velux style roof light window; chrome heated towel rail.

Outside:

Front driveway and hardstanding providing ample parking, landscaped front terrace with specimen planting. Sliding courtyard door leading to superb enclosed rear courtyard - a perfect outdoor entertaining area. Raised vegetable beds; bespoke lean-to greenhouse; outside covered dining/entertaining space with BBQ area and pizza oven. Outside store shed.

Sloping path leading up to upper terrace where there is a further outside entertaining area and a purpose built cabin / studio providing versatile accommodation either for entertaining, additional family accommodation or suitable as a home office.



Y Caban: 26'8" x 11'10" (8.13m x 3.63m)

Block built timber clad outbuilding with double glazed windows and door, outside lighting. The property has open plan accommodation comprising seating area with timber flooring, electric panel heater, log burning stove.

Kitchen & Dining Area:

Base units, worktop and breakfast bar, inset sink with hot water geyzer, wall shelving. This is a beautifully presented and stylish outdoor space to escape to a quiet contemplation or alternatively a superb party / entertaining area away from the main house.

Workshop 10'7". x 12'5" (3.24. x 3.8m)

Stable 10'6" x 16'3" (3.21m x 4.97m)

Block built stabling and workshop with light and power connected.

In addition there is a steel and corrugated lean-to Hay store.

Land:

The land extends to approximately 6 acres in total located mainly to the front sloping down from the house towards the river and also includes a small paddock to the rear and side of the property. The bottom meadow land is beautifully planted as wildflower meadow.

Services:

Mains water, electricity are connected to the property, Solar panels for electrically generation. The property also has Super Fast Fibre Broadband connection.

Council Tax Band:

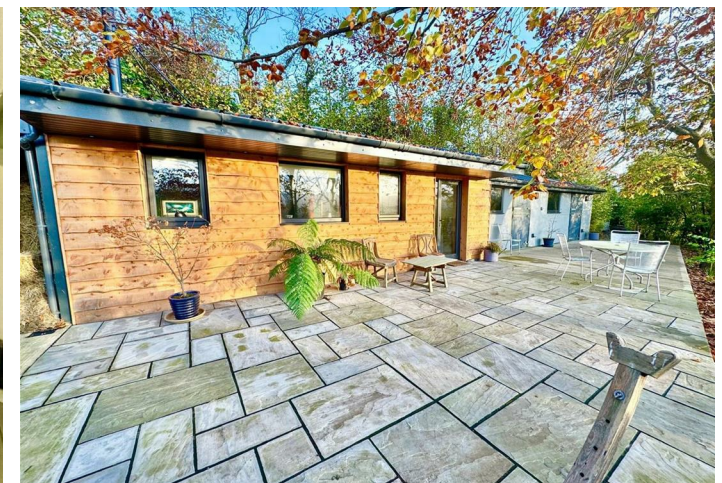
Conwy County Borough Council Tax Band - "D"


Viewing:

By appointment through the agents, Iwan M Williams, 5 Bangor Road, Conwy, LL32 8NG, tel 01492 55 55 00. Email conwy@iwanmwilliams.co.uk

Proof Of Funds

In order to comply with anti-money laundering regulations, Iwan M Williams 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.



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

Ground Floor



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First Floor



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