



Tyrau Duon Farm
Conwy LL32 8BZ

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£1,250,000

A superb equestrian property located in an idyllic semi rural setting within a mile of Conwy on the North Wales Coast, surrounded by open countryside.

VIEWING HIGHLY RECOMMENDED

IMW Estate Agents are delighted to represent the owners in the sale of Tyrau Duon Farm - a truly exciting opportunity to acquire a fine equestrian property located so close to the historic walled castle town of Conwy with superb potential to enhance and further develop the existing business.

Located just off Sychnant Pass Road, convenient for local hacks to surrounding open mountain.

Modern, individually designed and built single level farmhouse offering spacious, light and airy 3 bedroom accommodation with 2 bathrooms, range of modern farm buildings incorporating a range of stables, Menage, livery facilities, shepherds hut together with showering and washing facilities, office and workshops, superb level farmyard complex and approx 9 acres of good quality land.

Tyrau Duon Farm is the ideal choice for those seeking a peaceful countryside or equestrian retreat, providing passive income but not too far from the popular tourist destinations of North Wales.



Location

Situated within a mile of the historic walled town of Conwy. The town has a variety of retail outlets, hotels, library and several places of interest. There are local primary and secondary schools, social and recreational facilities including an 18-hole golf course and yachting marina nearby.

Accommodation Affords:
(Approximate measurements only)

Reception Hall:

uPVC double glazed front door and side glazed panelling; coved ceiling; attractive tile floor; built in cloaks and cylinder cupboard housing electrics and central heating boiler; underfloor heating provided.

Lounge: 19'8" x 13'9" (6 x 4.2)

Feature two sided stone fireplace housing large cast iron double sided log burning stove on stone hearth; vaulted ceiling; triple aspect uPVC double glazed window enjoying views.

Dining Kitchen: 21'3" x 15'5" (6.5m x 4.72m)

Fitted range of base and wall units with granite worktops inset porcelain Belfast style sink; tall cupboard with integrated fridge freezer; integrated oven; 4 plate ceramic hob and canopy extractor above; uPVC double glazed window; tiled floor; under floor heating.

Utility Room: 6'11" x 5'3" (2.12m x 1.62m)

Base units with integral sink and mixer tap; uPVC double glazed door and window.

Cloakroom: 5'1" x 5'3" (1.57m x 1.62m)

Low level w.c; vanity sink unit; plumbing for automatic washing machine and space for dryer; tiled floor; extractor fan.

Bedroom 1: 16'4" x 13'5" (5 x 4.1)

Coved ceiling; uPVC double glazed window to rear.

En-suite Shower Room: 5'10"x 5'10" (1.78mx 1.78m)

Contemporary suite comprising corner shower enclosure; vanity wash basin; wall storage cupboard with shelving; mirror with integral lighting; wall and floor tiling.

Bedroom 2: 13'1" x 11'5" (4 x 3.5)

uPVC double glazed window overlooking side; coved ceiling.

Bedroom 3: 13'1" x 11'5" (4 x 3.5)

uPVC double glazed window overlooking front; coving.



Bathroom: 8'2" x 5'9" (2.51m x 1.77m)

Three piece suite comprising pea shaped bath with shower above; curved shower screen; wash basin; low level w.c; wall and floor tiling; inset spotlighting.

Outside:

Large side patio and BBQ area, grassed gardens.

Outbuildings:

Tyrau Duon Farm is an established equestrian premises with current business comprising livery with excellent associated facilities. Long wide driveway from road leading to lower level farmyard and ample car and trailer parking area.

Large Steel Frame Barn 17.75m x 12.99m housing 11 loose box stabling with electric power supply (Three Phase).

Shed for bedding storage 7.31m x 19.32m.

Isolating Stable 3.6m x 4m 4.81m.

Two bay open fronted car port/shelter 12.1m x 6.1m.

Horse washroom 4.82m x 3.62m.

Dog kennelling and compound.

Tack room 4.64m x 3.88m

Workshop 8.61m x 4.87m.

Second tack room 4.78m x 2.14m also used for guest kitchen and washing area, plumbing for washing machine and dryer.

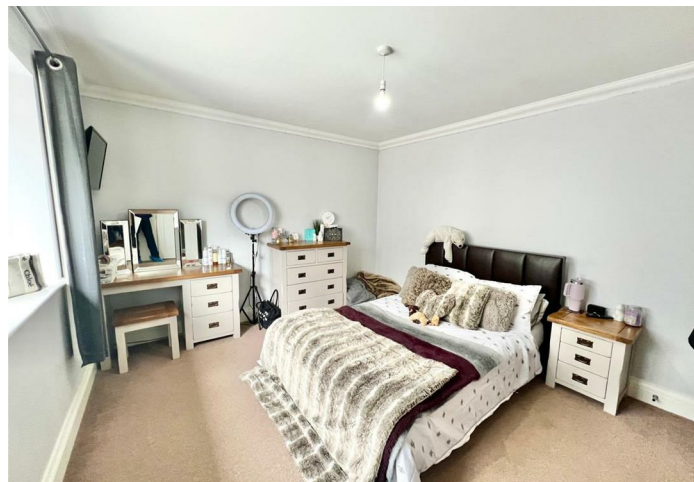
Large steel and box profile store shed 17.1m x 23.25m currently used for boat and horsebox storage. In addition to this there are two open air storage compounds and lorry container storage unit.

Menage and lower level log storage shed.

Shepherds Hut 5.28m x 2.45m with open plan sleeping, sitting and kitchen facilities, uPVC double glazing, currently let out for holiday let purposes generating good income.

Showering and washing facilities for the Shepherds hut are contained within the adjoining outbuilding block offering good modern conveniences.

Approximately 9 acres of land surrounding the farmstead, split into various paddocks with direct access from central farm area.



The property is well positioned to run the current Livery business with potential for further diversification, subject to consent. The property is in ideal commuting area with the A55 expressway proving superb access to both West and East. The train station is within 2 miles with direct access to Chester and London Euston.

Services;

Mains electricity and water, underfloor heating, wet underfloor heating system. The house has a mini treatment sewerage plant. The outbuildings have 3 Phase electricity and separate septic tank.

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 Identity:

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	53	64
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way of for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendor are to become under any liability or claim in respect of their contents. The Vendor does not hereby make or give or do the Agents nor does the Partner of the Employee of the Agents have any authority as regards the property of otherwise. Any prospective Purchaser or Lessee or other person in any way interested in the property should satisfy himself by inspection or otherwise as to the correctness of each statement contained in these Particulars. In the event of the Agent supplying any further information or expressing any opinion to a prospective Purchaser, whether oral or in writing, such information or expression of opinion must be treated as given on the same basis as these particulars.

Ground Floor



Floorplans are for identification purposes only and not to scale. Where measurements are shown, these are approximate and should not be relied on. Sanitary ware and kitchen fittings are representative only and approximate to actual shape, position and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from William Morris Energy Assessments. All rights reserved.
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