



## Drws Y Mynydd Dolwen Road Colwyn Bay LL29 8SS £895,000

Magnificent detached former rectory set within beautifully managed private grounds in an idyllic setting on the edge of Llysfaen village, adjacent to the historic Grade II Listed village church.

VIEWING HIGHLY RECOMMENDED

Drws y Mynydd is a fine example of a sympathetically upgraded and modernised former rectory offering superb living and entertaining space for a family. Approached along a sweeping tree lined gravel driveway, the property sits within its own beautifully maintained private grounds backing onto open countryside, enjoying open views.

The house offers stylish, immaculately presented accommodation upgraded with modern kitchens and bathrooms whilst maintaining original character features throughout.

The impressive reception hall with its feature balustrade turn staircase gives way to 5 downstairs receptions rooms and an attractive country style kitchen, whilst upstairs there are 5 bedrooms with the main bedroom having dressing room and ensuite bathroom. Family Bathroom and separate W.C. Central heating is provided throughout, part double glazing.

A truly beautiful family home set in equally attractive landscaped grounds.



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# Location

Set in private grounds on the edge of the village within close proximity of the village church and a short distance from Mynydd Marian local nature reserve, an area of outstanding natural beauty. The ancient village of Llysfen is bordered by Rhyd y Foel and Abergele to the East, Dolwen to the South West. The Grade II listed church nearby dates back to 1777 whilst the original reputedly from the 1620's, later extended in 1846. The property is within a short drive of the A55 expressway, the North Wales coastal path, promenade and the popular coastal towns of Colwyn Bay and Llandudno.

**Accommodation Affords:**  
(approximate measurements only)

**Reception Hall:**

Original timber and glazed front door. Twin timber and glazed door leading to:

**Reception Hall:**

31'9" x 6'2" (9.68m x 1.9m)

Parquet block flooring; feature original balustrade turn staircase leading off to first floor level with substantial Georgian double glazed window overlooking stairwell.

**Rear Hallway:**

Door and steps leading down to basement room.

**Drawing Room:**

16'10" x 16'9" (5.14m x 5.11)

Feature fireplace surround cast iron inset; floor to ceiling original French windows leading to outside front.

**Dining Room:**

14'0" x 13'5" (4.28m x 4.1m)

Large bay window overlooking side garden; feature fireplace with cast iron inset and coal effect gas fire.

**Music Room & Study:**

15'9" x 13'9" (4.82m x 4.21m)

Feature fireplace surround; side aspect windows; twin timber and glazed door leading to garden room:

**Garden Room:**

12'0" x 10'10" (3.66m x 3.31)

With tiled floor; electric underfloor heating; further French doors leading onto rear garden.

**Study:**

9'4" x 9'2" (2.86m x 2.81m)

Cast iron fireplace surround; range of book shelving; double glazed window overlooking rear.

**Cloakroom:**

9'6" x 6'4" (2.9m x 1.94m)

Parquet flooring; w.c and wash basin.

**Breakfast Kitchen:**

14'7" x 15'3" (4.47m x 4.67m)

Range of bespoke base and wall units with solid wood and granite worktops. Large central island with granite worktop; feature former fireplace with 'AGA' range cooker. Range of integrated appliances. Timber and glazed door leads to rear entrance porch and freezer room measuring 2.67m x 1.28m.

**Side Porch:**

Timber outside door and boot storage area.

**Breakfast/Morning Room:**

13'9" x 12'6" (4.2m x 3.82m)

Large inglenook style fireplace with cast iron LPG stove, window overlooking front elevation with original window shutters; servants staircase leading off to first floor level.

**Scullery/Laundry Room:**

6'3" x 6'3" (1.93m x 1.93m)

Belfast style sink; base and wall units; plumbing for automatic washing machine and space for dryer.

**Main Landing:**

**Bedroom 1:**

16'9" x 16'9" (5.12m x 5.12m)

Original window overlooking front enjoying views over garden, original window shutters. Door leading into:

**Inner Dressing Room:**

12'8" x 6'6" (3.88m x 2m)

Range of fitted wardrobes along one wall; bay window overlooking front garden with original window shutters.

**Ensuite Bathroom:**

11'8" x 8'3" (3.56m x 2.52m)

Four piece suite comprising bath; corner shower; vanity wash basin and w.c. Built in airing cupboard with sliding mirrored door linen shelving; electric underfloor heating.

**Bedroom 2:**

14'0" x 14'7" (4.28m x 4.45m)

Side double glazed window enjoying views.

**Bedroom 3:**

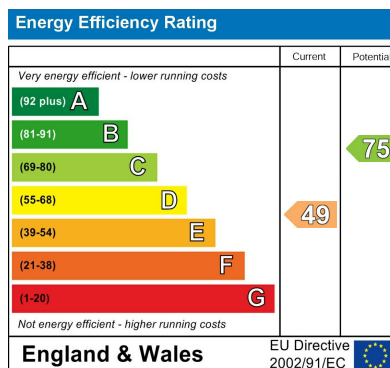
14'2" x 15'1" (4.32m x 4.61m)

Overlooking side and rear elevation enjoying views.

**Dressing/Storeroom:**

17'1" x 7'2" (5.23m x 2.2m)

Range of built in storage cupboards and wardrobes along on wall; window overlooking front.



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