

# FOR SALE

## UNIQUE OPPORTUNITY

PLAS HEULOG  
HENRYD ROAD  
CONWY  
WALES  
LL32 8YG

- EXCEPTIONAL 4 BEDROOMED COUNTRY RESIDENCE
- SET WITHIN GROUNDS OF APPROXIMATELY 3 ACRES
- GLORIOUS VIEWS OVER SURROUNDING COUNTRYSIDE
- EXTERNALLY- SWIMMING POOL/ PADDOCK WITH STABLES, ORCHARD, GREENHOUSE, GARAGE, CARPORT, WORKSHOP AND POTTING SHED
- VIEWING IS ESSENTIAL

ASKING PRICE: £995,000



**Duxburys**  
Commercial

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## LOCATION

Lying within a short drive outside Conwy Town on the road to Henryd is PLAS HEULOG, an exceptional four-bedroom country residence set within grounds of approximately three acres with glorious views over the surrounding countryside. This attractive property cannot be seen from the road but what a delight, winding up the beautiful tree lined driveway with its abundance of Rhododendrons only to discover this lovely house.

## DESCRIPTION

A significant property of high appeal for those looking to escape to the countryside and set in a private elevated plot having attractive ornamental gardens with stunning tree carvings, a heated outdoor swimming pool, two paddocks, two stables, an orchard and three separate garages.

PLAS HEULOG dates back to the 1870's with extensions later added, the most recent being the sunlounge.

The current owners have lived there since 1975 and the advantage now, is there is no forward chain allowing a smooth sale for any potential buyer. Whilst the property is ready for an update, it's a wonderful opportunity for a new owner to create their own individual home and give the house a modern twist. One thing for sure, is that the owners have meticulously maintained the home over the years and it is very well looked after. The pool, central heating and Aga oven are regularly serviced, and the property is in immaculate order throughout.

## ACCOMMODATION/ DESCRIPTION

The property is very bright and airy with modern quality double glazing and deep windows showcasing the surrounding gardens. The accommodation provides an entrance with a lovely oak front door surrounded by clematis. This opens into the inner hall with a cloak's cupboard. The original inner door with lead lights leads into the hallway with a turned staircase having ornamental balustrades which was designed by the previous owners. The sellers liked it so much they decided to retain it when they moved in; it's always a conversation piece for visitors.

Off the hallway is a good-sized lounge with two sets of double doors leading into the modern sunlounge which overlooks the pool. There is a separate dining room with French doors on to the rear gardens. The breakfast room, which houses the AGA stove, opens into a good-sized kitchen fitted out in retro style pale blue units, and what every home should have.... a walk-in larder cupboard. There is a cloaks and utility room which houses two central heating boilers, one being to heat the swimming pool.

The turned staircase from the hall leads to the first floor where there are four bedrooms, the main bedroom being especially spacious with dressing room and ensuite shower room. It overlooks the paddocks, pool, and the orchard along with far reaching views across the countryside.

Bedroom two overlooks the rear also and has a small ensuite bathroom. Bedroom three and four both overlook the front garden, bedroom three having fitted wardrobes and a sink whilst bedroom four has a sink. There is also a modern family bathroom with separate toilet adjoining, serving both of these rooms. Off the landing is a staircase up to the attic where the space has been opened out to create a really spacious area useful for a games room, office or studio etc. There are two windows along with two Velux roof windows so it is bright and airy. It is also linked to the central heating system and has two radiators. On the landing are storage cupboards and a sink. A door leads into another spacious storage area with timber clad ceiling, benefiting from a radiator.

## EXTERNAL DESCRIPTION

Outside are terraced gardens with an abundance of trees and shrubs. There is an array of planting with Rhododendrons and shrubs and well cared for lawns. The tree carvings are simply breathtaking. Paths encircle the boundary and lead down to the woodland entrance where there is a detached garage tucked away. A paddock lies to the south of the gardens and stretches up to the house where there are two small stables and a garage.

The land wraps around to the side and rear of the property where two Shetland ponies enjoy their retirement in the paddock. Adjacent is the orchard with an excellent sized greenhouse and a wooden shed of similar dimensions. A gate leads into the pool area. (The pool is a maximum of 6' deep). Here there is a wooden chalet changing room/sunroom, shower room and plant room.

Adjacent to the front of the house is a detached main double garage, car port, workshop and potting shed, all having electricity.

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## SERVICES

Mains water, sewerage via septic tanks, mains electricity and oil central heating.

## AGENTS NOTES

NB: There are no tree preservation orders throughout PLAS HEULOG. The property was rewired in 2009 and at the same time new boilers were installed along with new double-glazed windows.

## ANTI-MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of identification and proof of funding will be required from the successful purchaser/tenant. Please note that we are required to electronically verify identification documents.

## EPC

Energy Rating: E valid until June 2032

## COUNCIL TAX BAND

Rating: G

## VIEWINGS

Strictly via prior appointment through Duxburys Commercial on 01253 316919.

### Disclaimer/ Planning Disclaimer

The sales particulars have been produced with information provided by the owner/occupier or landlord and are made in good faith without any responsibility whatsoever on the part of Duxburys Commercial. It is for the purchaser or as the case may be the lessee to satisfy themselves by inspection or otherwise, as to the accuracy or fullness of the information. They must not in entering into any contract or incurring costs or otherwise rely upon these particulars as statements or representations of facts. It is the responsibility of the tenant(s) / buyer(s) to make all relevant planning enquiries into planning permission. All planning enquiries to be made directly to the relevant authorities / planning department. No warranties are given by the agent in relation to planning.



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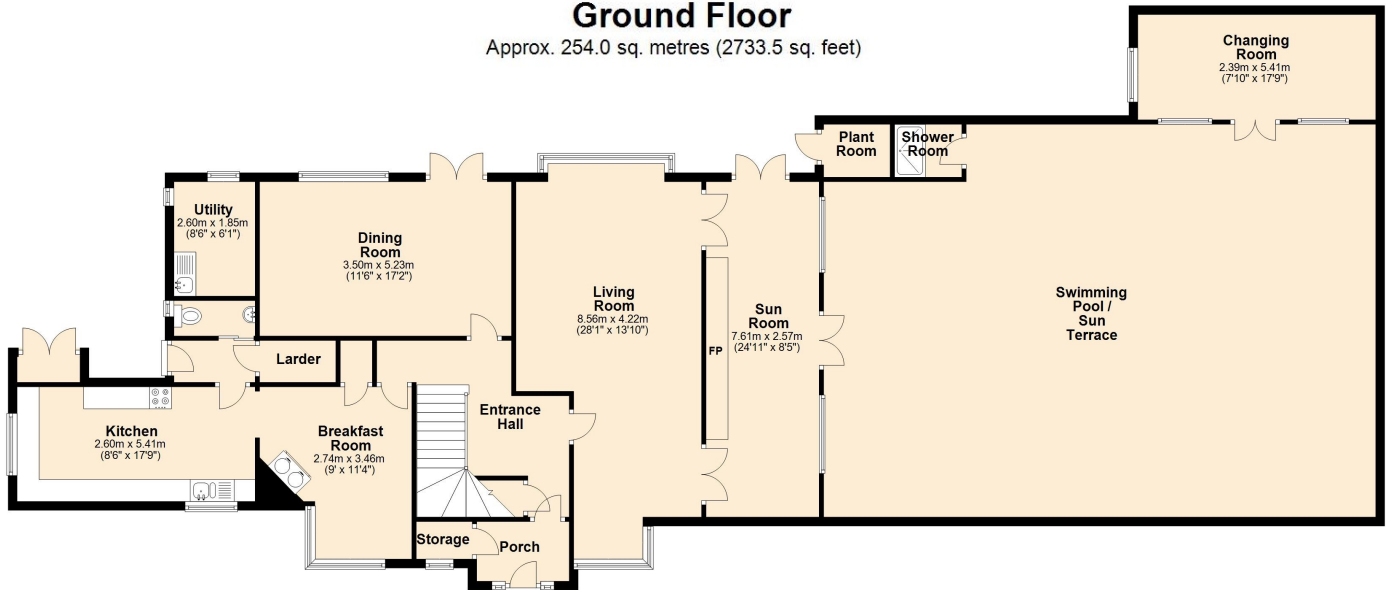
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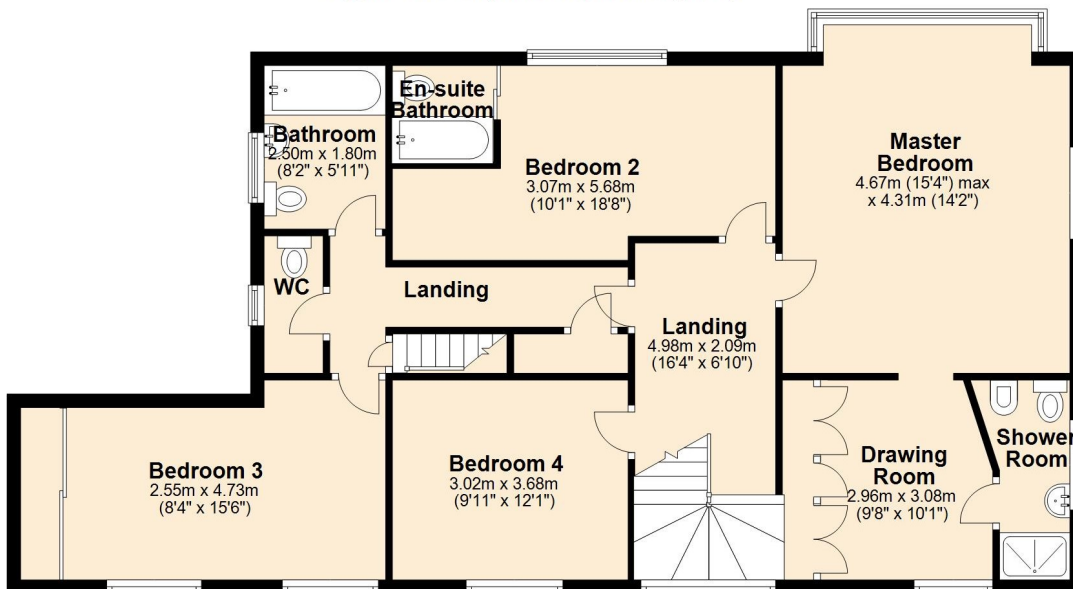
## Ground Floor

Approx. 254.0 sq. metres (2733.5 sq. feet)



## First Floor

Approx. 102.8 sq. metres (1106.8 sq. feet)



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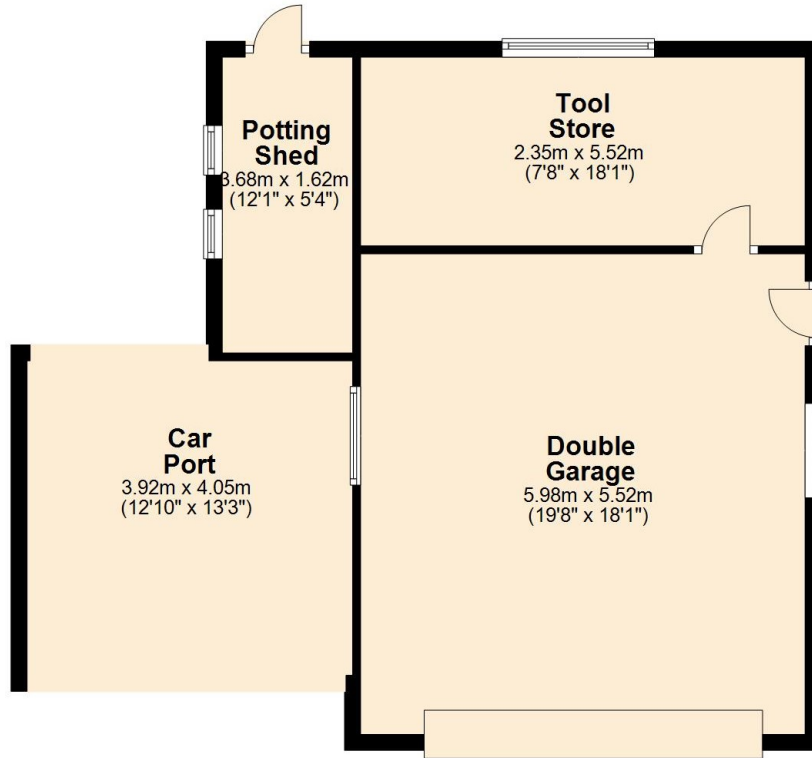
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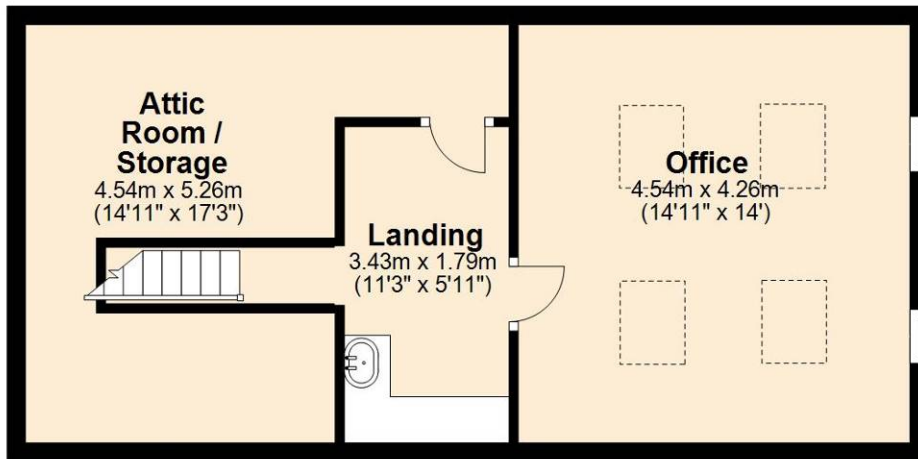


Approx. 69.3 sq. metres (746.2 sq. feet)



## Second Floor

Approx. 43.7 sq. metres (470.0 sq. feet)

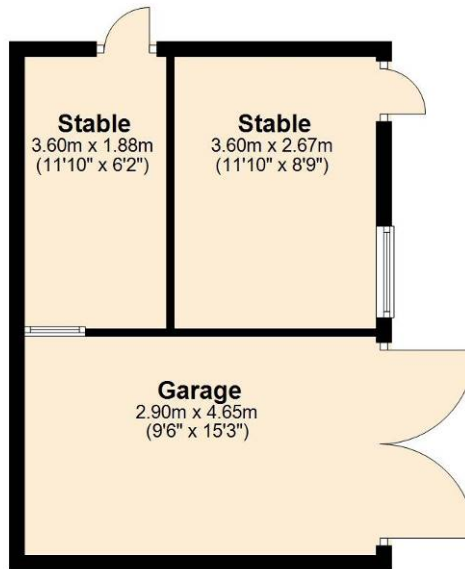


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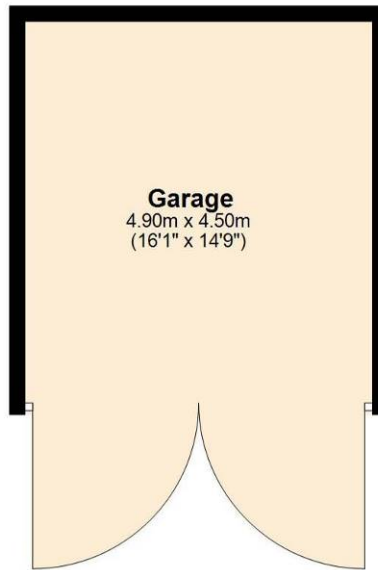
### Outbuilding

Approx. 30.7 sq. metres (330.5 sq. feet)



### Outbuilding

Approx. 22.1 sq. metres (237.3 sq. feet)



**Total area: approx. 522.5 sq. metres (5624.3 sq. feet)**

This floor plan is for illustrative purposes only and may not be representative of the property. The measurements are approximate and are for illustrative purposes only. Plan produced using PlanUp.

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