

Cwrt-y-Llyn, Llangernyw, Abergele, Conwy





A prominent, south-facing earth-sheltered house close to the beautiful Welsh coastline with 12.7 acres including a lake, pasture and established woodland.

Summary of accommodation

Ground floor Hall | Porch/sunroom | Living/dining room | Kitchen | Utility | Study/bedroom 5 | Shower room

First floor Four bedrooms | Shower room | Bathroom Landing | Store

Gardens and Grounds Large driveway | Gardens Paddock | Lake | Woodland | Garaging | Stable

In all approximately 12.53 acres

Distances

Llangernyw 3.2 miles, Conwy 11.6 miles, Chester 45 miles, Anglesey 40 miles
(Distances and times approximate)



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Situation

Located in the Vale of coastal Conwy, Cwrt-y-Llyn benefits from an array of nearby amenities and breath-taking unspoilt countryside surroundings along with notable walking, cycling and horse-riding routes.

The nearby village of Llangernyw has a beautiful ancient church, popular public house and restaurant, shop and school. The stunning North Welsh coastline is only 8 miles or so from the house, providing an array of coastal walks and beautiful sandy beaches.

The A55 expressway offers convenient road links, and mainline train connections to Llandudno, Holyhead, and London are accessible via Colwyn Bay station. Well-reputed nearby schools include St. Gerard's, St David's College, and Rydal Penrhos.

The Property

Cwrt-y-Llyn is a prominent, south-facing earth-sheltered house combining a breath-taking country location with renewable energy sources and the potential to provide leisure business activities.

The accommodation is laid out over two floors, with lake & countryside views from the primary reception rooms including the generous living/dining room that spans the front of the property and leads out to a south-facing porch/sunroom. The kitchen breakfast room enjoys a westerly aspect with a range of fitted units and space for a breakfast table. A study/fifth bedroom, shower room and hallway complete the ground floor accommodation.

Stairs rise to the first floor where there are two double bedrooms overlooking the lake and two further double bedrooms with countryside views, one having access onto a west-facing terrace. The bedrooms are served by a large shower room and bathroom.

The property has a section 106 agreement that allows the property only to be used or occupied by a person(s) carrying out a Fisheries business and ancillary agricultural operations. This is currently met by a contract between the owners and a local angling club to fish the lakes for an annual fee. Please ask the agent for further information.







Gardens and grounds

Cwrt-y-Llyn stands in an elevated position within breath-taking grounds that include an established lake with island, a large pasture paddock with stable and woodland of deciduous and coniferous trees providing wonderful walks and areas to unwind.

The large driveway sweeps to the front of the property and a generous south-facing terrace flanks the front of the house, giving the most amazing views over the lake, woodland and towards the hills beyond. A secluded, sheltered westerly courtyard offers the perfect spot to admire the evening sunsets.

Approximately 2.8 acres of woodland with lakes is found across an adjacent field. The property is complemented by a double garage with electric roller door.

Directions (Postcode LL22 8RF)

From Colwyn Bay

1. From the A55 Colwyn Bay take the B5113 south for 6 miles. Take left turn for Trofarth/Betws-yn-Rhos (before the Holland Arms). Drive for 1.6 miles to Cwrt-y-Llyn via two right turns.

From Llanrwst

2. From A470 Llanrwst take A548 for 2.5 miles. Turn left onto B5113 for 5 miles and turn right (after Holland Arms) for Trofarth/Betws-yn-Rhos. Drive for 1.6 miles to Cwrt-y-Llyn via two right turns.

What3Words: sneezed.juices.trudges

Property information

Services: Oil fired central heating, solar panels, mains water and private drainage.

Local Authority: Conwy County Council

Council Tax Band: E

Tenure: Freehold

EPC: C

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Cwrt-y-Llyn

Approximate Gross Internal Floor Area

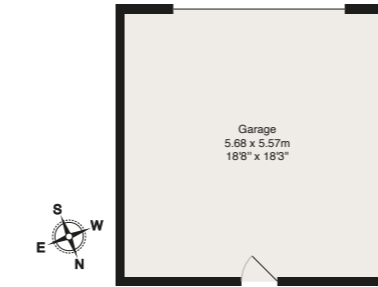
Main House = 206 sq m / 2,220 sq ft

Garage = 32 sq m / 344 sq ft

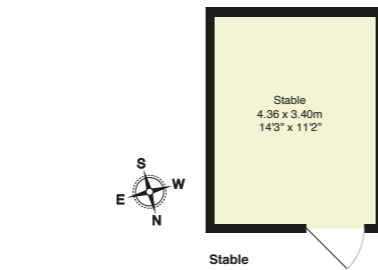
Stable = 15 sq m / 161 sq ft

Total Area = 253 sq m / 2,725 sq ft

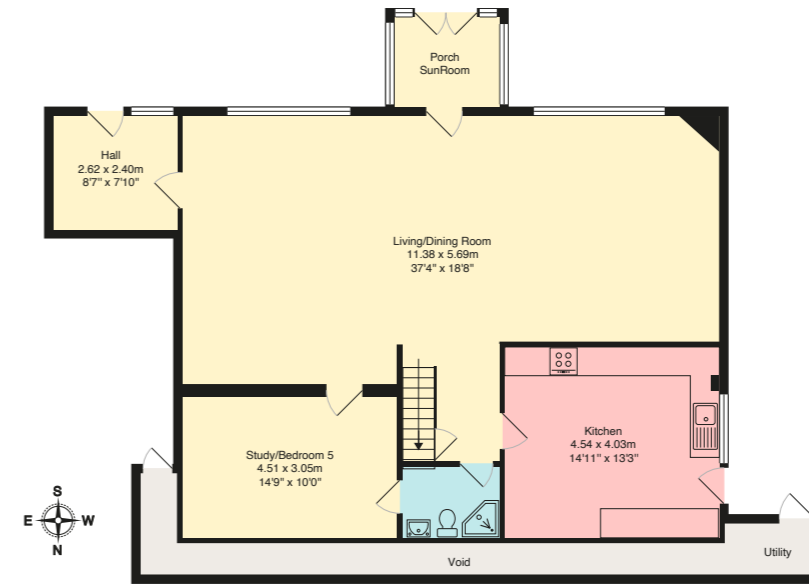
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



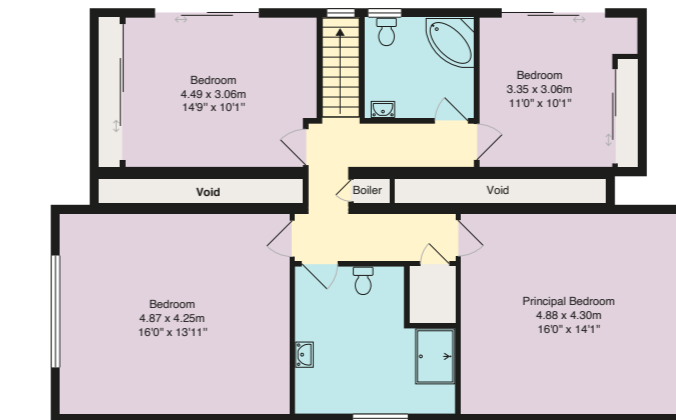
Garage



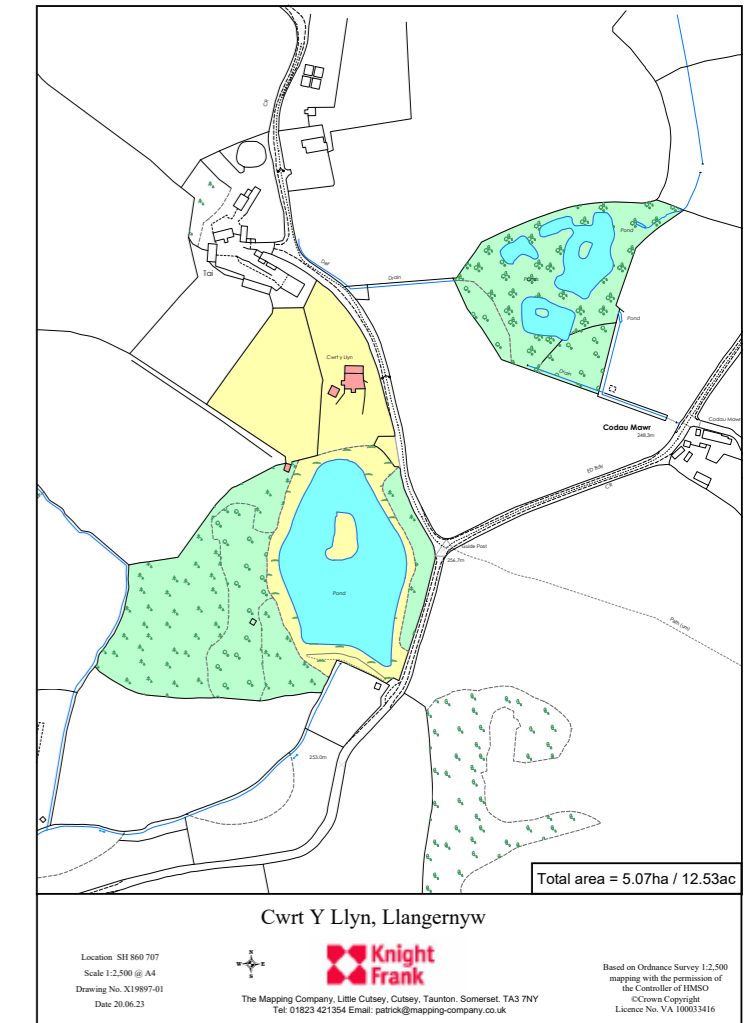
Stable



Ground Floor



First Floor



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated [June 2023]. Photographs and videos dated [June 2023].

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