



Yr Efail  
Llanelian | Colwyn Bay | LL29 8YA

FINE & COUNTRY

# YR EFAIL



*An extensive four-bedroom split level home, with an attached one-bedroom annexe, situated in the heart of Llanellian, approximately two miles from Colwyn Bay, the beach and a wide range of amenities.*



## Welcome to Yr Efail: A Portrait of flexible living in Llanellian, North Wales

Welcome to Yr Efail, a masterfully designed 4-bedroom residence paired with a convenient 1-bedroom annexe, nestled in the picturesque village of Llanellian. This freehold property represents a unique blend of traditional architecture and modern luxury, positioned in a village setting within the coastal contours of North Wales.

### Entrance & Reception

Embrace sophistication as you step through the front door into the split-level reception hall, where oak flooring leads you to a series of well-appointed spaces.

### Living Spaces

A spacious lounge measuring 16'4" x 15'7", is defined by a beautiful fireplace with a Hunter Herald 5 Clean Burn stove. Oak flooring, bespoke bookshelves, and intricate coved ceilings complement the room's warm and inviting atmosphere, making it an ideal space for relaxation and social gatherings.

### Culinary Excellence

A chef's haven awaits in the heart of the home, with a kitchen diner that's well equipped with high-end appliances, granite worktops, and a dual-fuel range cooker. The space is an exhibition of rustic charm with exposed beams and decorative tiling, seamlessly transitioning into a practical utility room that echoes the kitchen's functionality.

### Personal Retreats

Four lovely bedrooms offer personal havens for rest and rejuvenation. The master bedroom features an en-suite bathroom with a luxurious four-piece suite. Each room presents unique elements such as built-in wardrobes, bespoke dressing tables, and views of the gardens and village.

### The Annexe

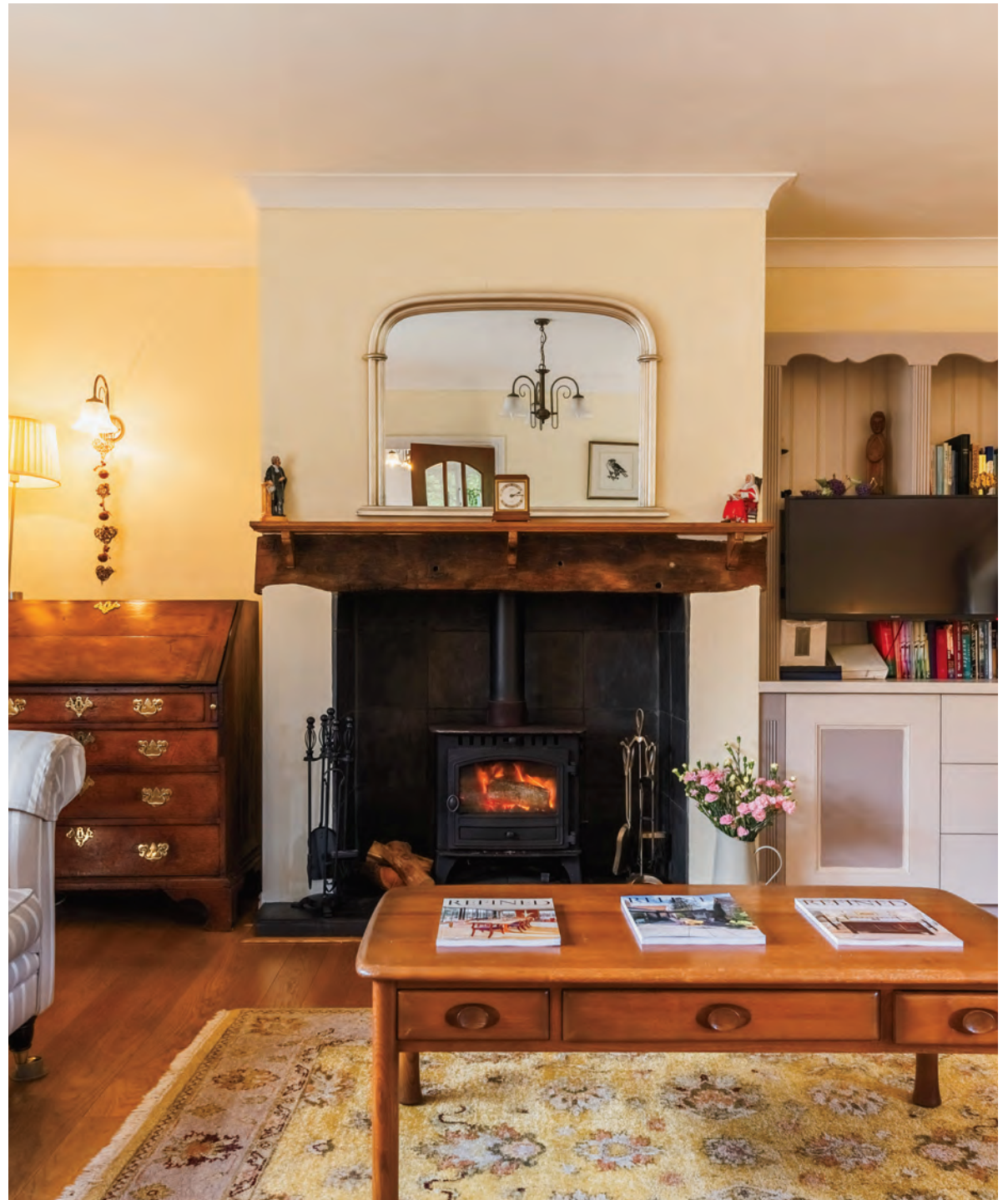
Offering versatility and privacy, the self-contained annexe is perfect for extended family or as a lucrative rental opportunity. It includes its own lounge, bedroom, shower room, and a kitchen diner. Alternatively, it could easily be reincorporated back into the main accommodation if you wished.

### Outdoor Elegance

Step outside to discover a courtyard-style garden with sun terraces that invite al fresco dining and tranquil relaxation. Ample off-road parking and beautifully manicured landscaped areas emphasize the property's charm and functionality.

### Community and Connectivity

Located in the heart of Llanellian, Yr Efail enjoys proximity to local amenities, shops, beach and the promenade, all within a 5-minute drive. The community-oriented village has a public house and provides easy access to the A55 Expressway, connecting you to the broader splendours of North Wales.































## Location

Llanelian is steeped in history, with its charming stone cottages, ancient church, and traditional village pub, The White Lion Inn. Surrounded by rolling hills and lush meadows, Llanelian is a haven for nature lovers. Enjoy scenic walks, cycling routes, and the breathtaking beauty of the Welsh landscape right at your doorstep. Just a short 10-minute drive (approximately 2 miles) from Llanelian, Colwyn Bay offers a vibrant array of amenities. Explore the bustling town centre with its diverse range of shops, cafes, and restaurants. The beautiful promenade and sandy beaches are perfect for family outings and leisurely strolls. For those seeking adventure, the majestic Snowdonia National Park is just a 30-minute drive away (approximately 20 miles). This natural wonderland offers endless opportunities for hiking, climbing, and exploring some of the most stunning landscapes in the UK. Llanelian is well-connected, with easy access to the A55 expressway, making it convenient for commuting to nearby towns and cities. Llandudno, with its Victorian charm and seaside attractions, is just a 20-minute drive away (approximately 8 miles), while the historic city of Chester is reachable in under an hour (approximately 41 miles).





# SELLER INSIGHT

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## **How long have you owned the property?**

*"Since January 2000."*

## **What attracted you to this specific house and location?**

*"The history of the property, its kerb appeal, manageable gardens in a tiny, pretty hamlet; you're in the countryside within a few strides to enjoy primroses, bluebells, lots of birds and wildlife. Kind neighbours, a friendly community and the brilliant White Lion Inn to spend happy times enjoying a good meal and a glass or two!"*

## **What would you like to tell parents about the benefits of raising children here?**

*"A choice of Infant, Primary and Secondary schools within a couple of miles. Fresh country air to enjoy the playground and brand new Community Centre; plenty of sand and seaside attractions just two miles down the road."*

*What can you tell us about the history of the property and how it has been adapted since you've owned it?*

*"This was the Village Smithy, where horses were shod, in particular, the huge local shire horses. Yr Efail became a comfortable home in the 1990's. When we moved here, 12 days into the 21st Century we found opportunities to bring in more light, open up living spaces, add features without losing character or atmosphere. It is a deceptively generous space; we added an annexe in 2016, forfeiting the garage as there is ample parking space here. Lots of loft space...that would be the next possibility..."*

## **Who do you think would be the ideal next owner?**

*"It's a family home - perfect for raising children, entertaining friends and enjoying country and seaside activities. It's been a happy party*

*house. Lots of space for outgoing people to live their best lives in a happy community."*

## **What's your favourite room and why?**

*"The kitchen, where family and friends congregate around our big - and extendable farmhouse table - at any time of the day, not just to eat, but to put the world to rights, play cards, savour a good bottle of wine, enjoy a newspaper or quiet game of chess."*

## **Memorable/remarkable event?**

*"Our eldest daughter's wonderful wedding weekend was such fun: a houseful of family, preparations, callers, flowers, gifts, food, leaving in sleek limousines, returning the following day to create a kitchen table action replay of the whole experience. Happy days!"*

## **What do you love about the house the most now?**

*"The memories we made here."*

## **What you'll miss most?**

*"The feeling of belonging, our friends, (who've never been just neighbours), the reassuringly faint sound of bleating lambs becoming stronger in Spring and living in a place where you're so aware of the beautiful changing seasons."*

## **What do you love about the local community?**

*"The Church bell ringing every Sunday morning, briefly chatting with a passing walker, lots of lunches and suppers at the White Lion, sitting outside in our sunny garden waiting for a bbq! Llanelian Spring Fair, Christmas Eve Church services, followed by socialising, again, in the warmth of the pub's generous log fires. Such happy memories!"\**

\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.



**Additional Information:**

Services: Mains water, electricity and drainage. LPG heating.

Council Tax: Band G.

**Local Authority:** Conwy County Council.

**Tenure:** Freehold.

**Broadband:** (Information taken from checker.ofcom.org.uk)  
Standard – 8 Mbps (highest download speed) - 0.9 Mbps (highest upload speed)  
Superfast – 80 Mbps (highest download speed) - 20 Mbps (highest upload speed)  
Ultrafast – 1000 Mbps (highest download speed) - 220 Mbps (highest upload speed)

**Mobile coverage:** Limited (Indoor), Likely (Outdoor) - (Information taken from checker.ofcom.org.uk)

**Directions:** Using the app what3words type in: pipes.flagpole.offline

**Referral Fees:** Fine & Country sometimes refers vendors and purchasers to providers of conveyancing, financial services, survey & valuations services, currency exchange and staging & styling. We may receive fees from them as declared in our Referral Fees Disclosure Form which is available upon request.

*Offers over £550,000*

# Yr Efail, Llanellian, Colwyn Bay, LL29

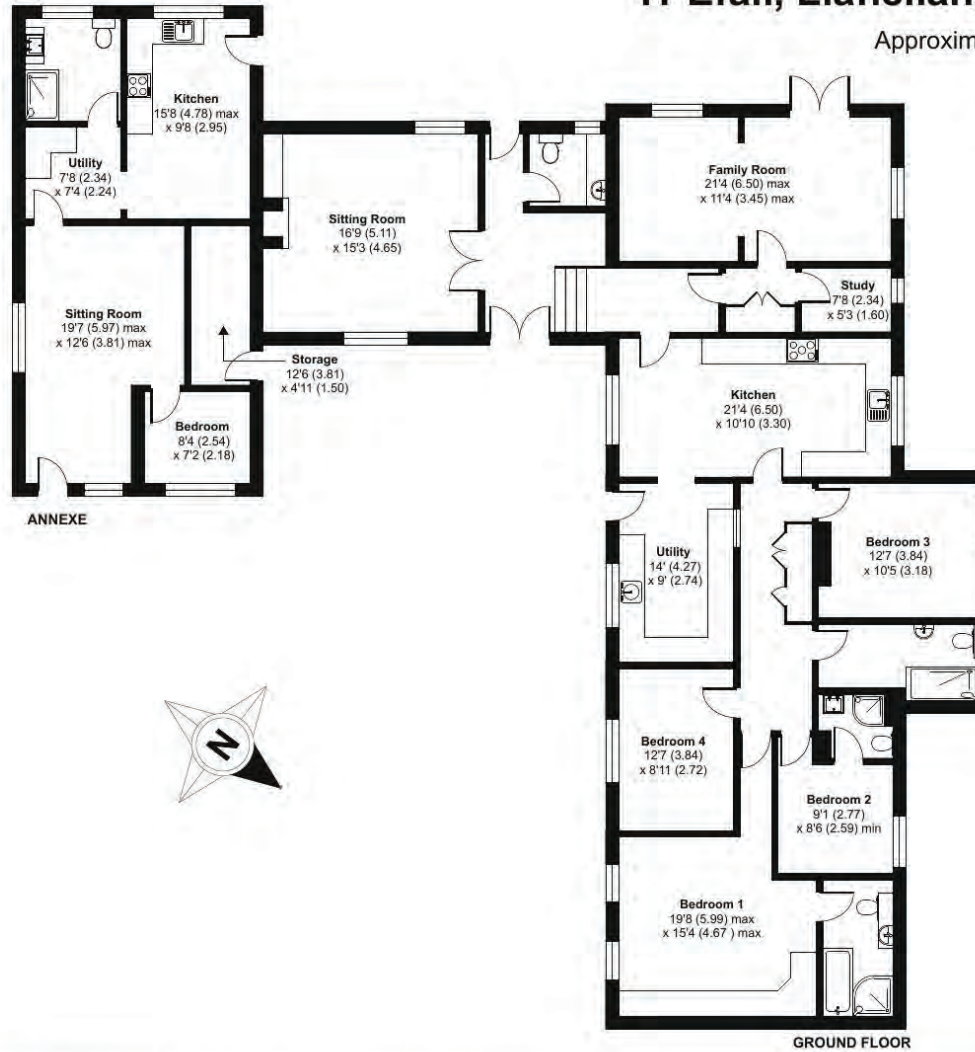
Approximate Area = 2055 sq ft / 190.9 sq m

Annexe = 572 sq ft / 53.1 sq m

Outbuilding = 58 sq ft / 5.3 sq m

Total = 2685 sq ft / 249.4 sq m

For identification only - Not to scale



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		68 C
55-68	D		
39-54	E		
21-38	F	38 F	
1-20	G		



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1che.com 2024. Produced for Fine & Country (North Wales). REF: 1120446



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 07.06.2024





# FINE & COUNTRY

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Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

*We value the little things  
that make a home*



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