



Tan Yr Allt Hall
Abergele Road | Llanddulas | Abergele | Conwy | LL22 8HR

TAN YR ALLT HALL



Welcome to Tan Yr Allt Hall: A stunning, completely renovated home with flexible, beautifully appointed accommodation and grounds of approximately half an acre as well as town and coastal views.







The Property

Elevated, Tan Yr Allt Hall invites you to experience unparalleled living with superb town and sea views. Originally constructed in the late 19th century, this substantial four-bedroom hall, with additional annex, has undergone extensive renovation, creating an outstanding, elegant period home.

The Accommodation

Step into a world of grandeur as you enter the Reception Hall. This central hub provides access to each wing of the residence and hosts the elegant staircase to the first floor. The eastern wing boasts a fabulous Kitchen and Dining Room, featuring bespoke high-quality UK-made wood painted cabinets, granite worktops, and state of the art AEG appliances. This flows seamlessly to the Living Room with an abundance of glass creating a light and spacious room, the perfect setting for entertaining and family gatherings.

The West wing offers a sophisticated Study with bay window and also hosts the staircase leading to the cellar. The Snug is the ideal setting to enjoy quiet evenings and also has patio doors to the gardens. The versatile Orangery is currently used as a Family / Games Room with potential for installation of a swim spa.

Ascend to the first floor, where a stunning wrap-around landing provides access to four ensuite bedrooms. The principal bedroom is a sanctuary of luxury, featuring a dressing room for added convenience.

A staircase off the orangery leads to further, versatile space which could offer additional living or bedroom space, which could run with the main accommodation, or be used as an annex with access to a sun terrace offering some of the best views from the property.





























Gardens and Grounds

A gated, Private, sweeping driveway leads to the main parking area and double garage with internal access to the property. The enclosed paved courtyard, accessed directly from the drive, offers a serene outdoor space. The property is surrounded by wrap-around gardens laid to grass, with shrubs and hedging enhancing the coastal views.

The Location

Nestled in the heart of the popular seaside village of Llanddulas, Conwy, Tan Yr Allt Hall offers the perfect blend of tranquillity and convenience. The village boasts a local post office, multiple eateries, and public houses, all within a short distance. The nearby market town of Abergele and coastal town of Colwyn Bay provide a more comprehensive range of amenities.

For outdoor enthusiasts, the local area offers a plethora of recreational activities, including access to North Wales's famous beaches and numerous golf courses. Eirias Park, located within 4 miles, hosts sporting and entertainment events, while Venue Cymru is just 10 miles away.

Education and Connectivity

Llanddulas is home to a local primary school, with additional educational facilities in the surrounding towns and villages. Renowned institutions like Rydal Penrhos private school are within easy reach. For commuters, the A55 North Wales Expressway is just half a mile away, providing excellent access to the commercial centres of the northwest. Numerous train stations nearby offer direct links to Chester, with connections to London Euston in just 2.5 hours.

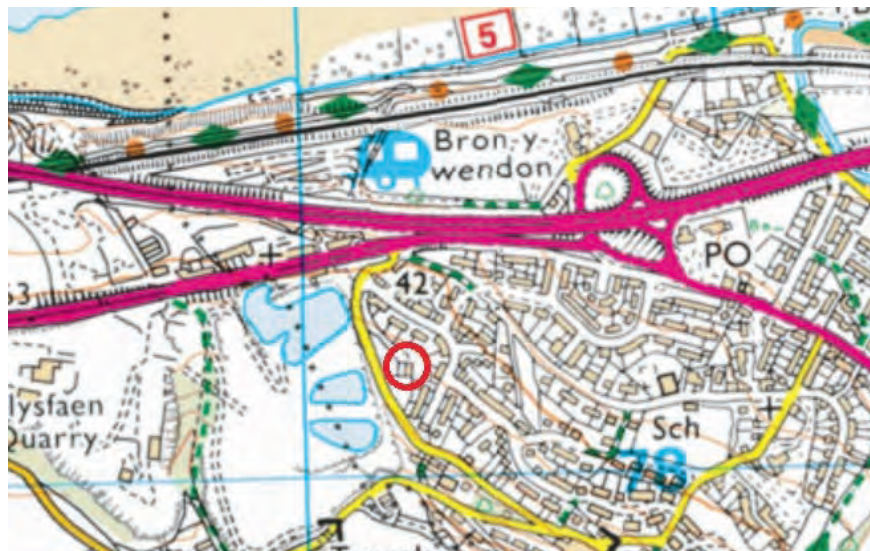
State of the art facilities and services

Tan Yr Allt Hall is equipped with modern conveniences, including an air source heat pump, underfloor heating on the ground floor, and app-based heating control and the property features high-quality internal finishes throughout.

Your Coastal Dream Awaits

Embrace the opportunity to own a piece of North Wales history with Tan Yr Allt Hall. This exquisite coastal retreat offers the perfect blend of timeless elegance and modern convenience, set against the backdrop of town and sea views. Contact us today to arrange a viewing and begin the journey to your new home.





Additional Information

Services: Mains water, electricity and drainage. Air source heating. PV panels.

Council Tax: Band G.

Local Authority: Conwy County Council.

Tenure: Freehold.

Broadband: (Information taken from checker.ofcom.org.uk)

Standard – 4 Mbps (highest download speed) – 0.5 Mbps (highest upload speed)

Superfast - 65 Mbps (highest download speed) - 15 Mbps (highest upload speed)

Mobile coverage:

Indoor (Likely/Limited) – Outdoor (Likely) (Information taken from checker.ofcom.org.uk)

Directions:

Using the app what3words type in: [finishers.crumble.calm](https://www.what3words.com/finishers.crumble.calm)

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Offers over £1,000,000

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	40 E	48 E
21-38	F		
1-20	G		

Abergele Road, Llanddulas, Abergele, LL22

Approximate Area = 3950 sq ft / 367 sq m

Garage = 450 sq ft / 41.8 sq m

Annexe = 1292 sq ft / 120 sq m

Total = 5692 sq ft / 528.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Fine & Country (North Wales). REF: 1229173



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 31.01.2025





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*We value the little things
that make a home*



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