



Capilano
Honeysuckle Lane | Colwyn Bay | Conwy | LL28 5YR

FINE & COUNTRY

CAPILANO



A striking, contemporary residence, with a leisure suite, four double bedrooms, set in approximately 0.6 acres of gardens and with sensational views over the infinity style garden towards Conwy Castle, the Great Orme, the Carneddau mountains, Puffin Island and Anglesey.



The house has multiple picture windows which maximise the views on offer and allow natural light to flood into each room. The ground floor includes an impressive leisure suite with doors opening onto the sun terrace and lawn. The open plan first floor living space is perfect for entertaining and the house is set in approximately 0.6 of an acre of gardens which include large lawns, well-stocked beds and plenty of parking as well as a garage.

Situated in the exclusive Colwyn Heights, on a no through road, being within easy access of a range of amenities and set behind electrically operated double gates, viewing is a must to fully appreciate this individual home.

Exquisite Country Retreat with Coastal Views in North Wales

This contemporary-style detached home beckons with an irresistible promise of luxury and tranquillity. Set within large gardens and grounds, this extraordinary property offers panoramic vistas of the rolling countryside and shimmering coastline, an enchanting backdrop that elevates everyday living into a high-end experience. Whether you seek a serene family haven or a sophisticated retreat, this residence delivers style and comfort in a highly desirable location.

As you glide down the sweeping driveway, the home's grandeur unfolds before you. Flanked by mature gardens bursting with vibrant hues and tranquil greenery, the property exudes an air of exclusivity and charm.

First Floor: A Masterpiece of Modern Living

Step inside and let the first floor captivate your senses. The spacious open-plan Lounge and Dining Room welcomes you with a large picture window that transforms breathtaking views into a living work of art. Bathed in natural light, this expansive space is tailor-made for both intimate family moments and lavish entertaining, effortlessly blending warmth with contemporary flair.

The heart of the home lies in its contemporary Italian kitchen fitted with granite worktops and NEFF appliances. A culinary haven equipped with sleek finishes and all modern conveniences. Designed for both style and functionality, it flows seamlessly into a separate utility room and the dining area, keeping daily life polished and practical. Adjacent, a large, recently updated, decked roof terrace entices you outdoors, offering the perfect setting for morning yoga, alfresco dining, summer barbecues, or quiet moments, savouring the stunning vistas that stretch before you.

Retreat to the spacious master bedroom, a sanctuary of indulgence featuring a dressing room and a modern en-suite shower room. Here, a luxury finish reigns supreme with a shower, double basins, and an integrated stereo system. There aren't many things better than waking up in the morning to mountain and sea views right out of your bedroom window.

The room adjacent to the master suite was previously used as an upstairs office but has since been converted into an additional dressing room.

















SELLER INSIGHT

“How long have you owned the property?
“We moved into Capilano in June 2007.”

What attracted you to this specific house and location?

“It was the views that sold the house to us. The views of the Carneddau Snowdonia mountain range down to Conwy Castle, Puffin Island and Anglesey.”

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

“Capilano is set in an acre of secure garden with expansive lawn to rear which would be perfect for children to play. The birds and wildlife are bountiful. You are surrounded by green fields and trees which gives a sense of being far from the hustle and bustle of life. However, you are only a mile or two from the coast with its beautiful sandy beach in Colwyn Bay.”

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

“We have put in new electric gates which includes an added safety feature where they will not close if they sense someone on closing. We have replaced the master en suite bathroom with Porcelanosa tiles, Dansani double basin and Geberit toilet. All fixtures are Vado. Likewise, the guest bathroom also has porcelain tiles, Geberit fixtures and Vado fittings. The balcony has been replaced with composite decking and new light fittings. The swimming pool has been regouted and serviced. The ground floor and pool room are fitted with Amtico floor tiles.”

What's your favourite room and why?

“Watching the seasons from the picture window never gets old. The balcony is the perfect spot for practicing yoga whilst listening to morning birdsong and the best place to start the day with a cup of tea.”

Memorable/remarkable event?

“In 2021 we opened up the garden view revealing an infinity style view which looks upon open fields and the Carneddau mountain range of Snowdonia to Conwy Castle and the sea.”

What do you love about the house the most now?

“Sitting in the infinity garden watching the sunset over the sea ends the day. The views from Capilano make you appreciate nature and the sense of wellbeing it provides.”

What do you love about the local community?

“Capilano is set on a bridal path with no through road which means that traffic is slow and limited to mainly residents.”

* 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.





Ground Floor: Versatility Meets Extravagance

Descend to the ground floor, where an elegant entrance hallway with tiled flooring sets a tone of understated opulence. Three generously proportioned double bedrooms await, offering abundant space for family, guests, or even a home gym or office. The modern family bathroom, complete with a whirlpool bath and over-bath shower, promises soothing escapes after long days.

Yet, the true crown jewel of this level is the indulgent wellness leisure suite. Relax in the beautiful indoor swimming pool, unwind in the sauna, or soak in the hot tub, each designed to deliver a private oasis of complete calmness. With direct access to the garden and barbecue area, this space seamlessly merges indoor luxury with outdoor leisure. Picture yourself hosting unforgettable poolside gatherings or savouring quiet evenings under the stars. This is where memories are made!

Features for a Luxurious Lifestyle

This splendid property doesn't just promise luxury; it delivers it in every detail. Oil heating and feature radiators ensure year-round comfort, while double glazing enhances energy efficiency and frames the picturesque surroundings like a gallery of nature's finest. The extensive grounds, with their mature gardens, offer a private retreat where you can reconnect with the outdoors, whether strolling through the greenery or entertaining on the expansive deck or patio.

From the sweeping driveway to the state-of-the-art amenities, every element of this home has been thoughtfully crafted to harmonize modern convenience. It's a rare residence that caters to both the practical needs of a family and the desires of those who relish a life of distinction.

An Envable Location

This individual home is situated on a no through road in the exclusive Colwyn Heights. The property provides the best of both worlds with open countryside and public footpaths on your doorstep, whilst being just over 1.5 miles from the beach and Colwyn Bay town centre which provides a wide range of amenities. Snowdonia national park, various golf course and a range of outdoor pursuits are all within easy access and Chester is just under one hours drive to the east. In addition, the location of this property provides spectacular views, the rear of the house is facing west and you can see the Carneddau mountains, Conwy Castle and Marina, Anglesey, Puffin Island, the Great Orme and even the Isle of Man on a clear day.

A Once-in-a-Lifetime Opportunity

Properties of this calibre are a rarity, blending a stunning location with exceptional features and meticulous attention to detail. Whether you envision raising a family in a home that grows with you or escaping to a private sanctuary that pampers your every whim, this residence exceeds expectations. Viewings are very highly recommended to experience the full splendour and unique charm of this extraordinary property. Don't let this chance slip away—step into a world of luxury and make this dream home your reality today.















Additional Information

Services: Mains electricity, water and drainage. Oil fired central heating.

Council Tax: Band H.

Local Authority: Conwy Council.

Tenure: Freehold.

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

Standard – 7 Mbps (highest available download speed) – 0.8 Mbps (highest available upload speed)

Superfast – 37 Mbps (highest available download speed) – 8 Mbps (highest available upload speed)

Ultrafast – 1800 Mbps (highest available download speed) – 220 Mbps (highest available upload speed)

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

**We always recommend you contact your supplier to discuss the availability of broadband and mobile coverage at this property. **

Directions: Using the app what3words type in: happy.shoelaces.resonates

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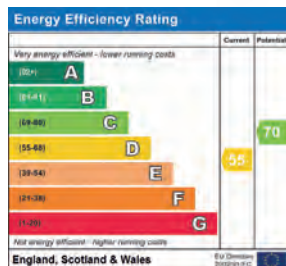
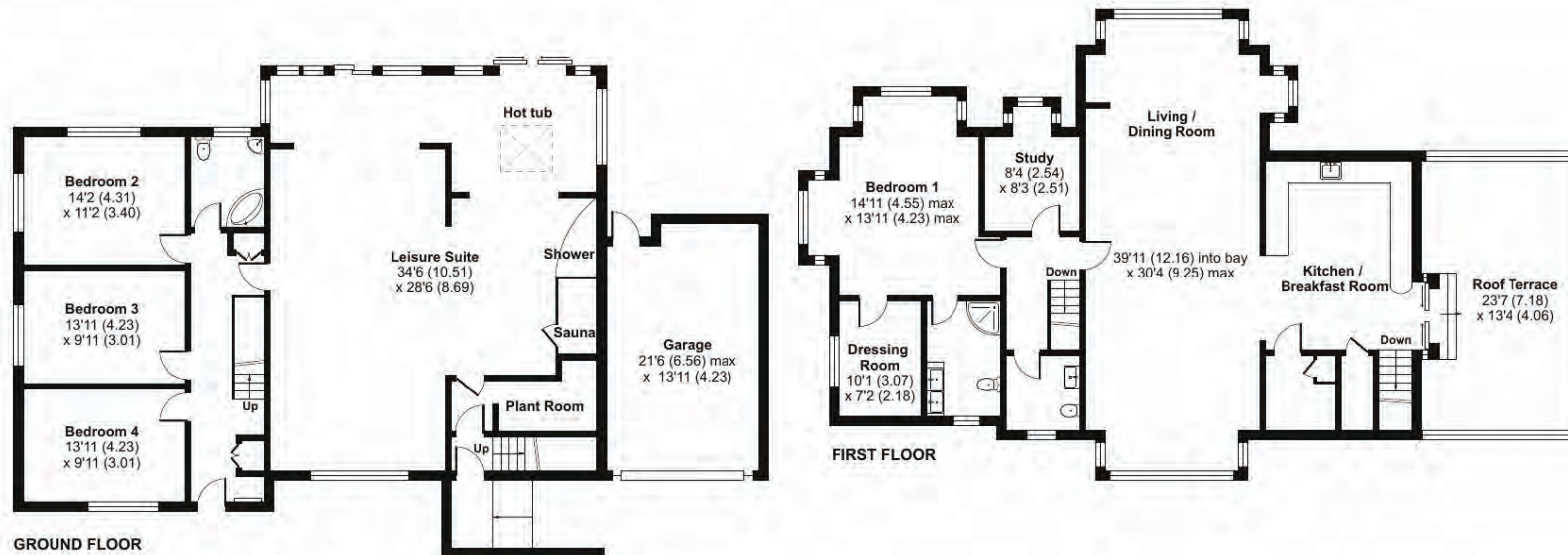
Honeysuckle Lane, Colwyn Bay, LL28

Approximate Area = 3166 sq ft / 294.1 sq m

Garage = 279 sq ft / 25.9 sq m

Total = 3445 sq ft / 320 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1che.com 2025.
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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 20.06.2025





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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