



# JONES PECKOVER

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## Bryn Ffynnon, Betws Yn Rhos, LL22 8AG

- Registered Small Holding
- Approximately 6 Acres
- Stunning Rural & Coastal Views
- Many Original Features
- Detached 2 Bedroom Cottage
- Versatile Stone Outbuildings
- Tranquil and Private Setting
- UPVC DG/ Oil Fired CH

This charming detached cottage occupies an enviable rural location and is offered for sale with approximately 6 acres of pasture land together with a range of traditional stone outbuildings offering superb versatility of use.

The original cottage is believed to date back to the 1700's and occupies a peaceful setting on the outskirts of the picturesque village of Betws yn Rhos.

The accommodation within displays many original features and in brief comprises of Porch/Sun Room, Living Room, Kitchen and Bathroom to the Ground Floor, with 2 Bedrooms to the First Floor (formerly 3). An attached Car Port and Garage offers scope to provide ancillary accommodation subject to the necessary permissions. The property benefits from oil fired central heating, UPVC double glazing and private drainage.

Charming cottage style gardens lie to the rear and lead directly to the paddocks via a gated access. Within the gardens lie two detached stone outbuildings which again offer excellent scope subject to planning and there is also a static caravan situated within the paddocks. The property enjoys countryside and coastal views.

In all, the property amounts to approximately 6 acres and provides the opportunity to purchase a rural home of character with excellent scope and versatility.

## GROUND FLOOR ACCOMMODATION

### PORCH/SUNROOM

10'7" x 7'2" (3.239 x 2.188)

UPVC windows to three elevations, double doors through to:-

### LIVING ROOM

15'0" x 14'0" (4.584 x 4.283)

Oak flooring, exposed timber beams, large stone inglenook fireplace housing a multi-fuel burner, windows to front and rear elevations, staircase to first floor.

### KITCHEN

22'1" x 10'1" (6.749 x 3.087)

Base and wall storage units, inset sink unit, integrated

eye-level double oven and ceramic hob, tiled flooring, windows to front and side elevations, external door to rear gardens.

### BATHROOM

8'6" x 5'7" (2.615 x 1.702)

Panelled bath, vanity unit with wash hand basin, low flush wc, tiled flooring, beamed ceiling, tiled walls.

## FIRST FLOOR ACCOMMODATION

Landing with over-stairs storage cupboards. Access to:-

### BEDROOM 1

16'0" x 11'5" (4.898 x 3.486)

Window to front elevation with rural views, laminate flooring, ceiling beams.

### BEDROOM 2

14'9" x 8'5" (4.514 x 2.581)

Formerly two bedrooms. Two windows to front elevation with rural and coastal views, beamed ceiling and timber truss.

## GARDENS, OUTBUILDINGS AND LAND

The property is approached via a track leading to a gravelled parking area accessing the car port and garage. Enclosed gardens to the front. Rear cottage style gardens with sheltered paved patio area also giving access to the two detached stone outbuildings currently used for storage/animal housing and providing excellent scope subject to planning. Steps lead to a lawned garden which in turn gives access to the land at the rear which comprise of level and sloping paddocks. A static caravan also lies to the rear and benefits from a power supply. In all, the property amounts to approximately 6 acres.

## IMPORTANCE NOTICE (D)

None of the services, fittings or appliances (if any), heating installations, plumbing or electrical systems have been tested and no warranty is given as to their working ability. Interested parties should satisfy themselves as to the condition and adequacy of all such services and or installations prior to committing themselves to a purchase.



## MISREPRESENTATION ACT (D)

Messrs Jones Peckover for themselves and for the vendors or lessors of this property whose agents they are give notice that:- 1. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment or Messrs Jones Peckover has the authority to make or give any representation or warranty whatever in relation to this property.

## MONEY LAUNDERING (D)

The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photographic Driving Licence and a recent Utility Bill.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			100
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		41	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



