



# JONES PECKOVER

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## Nursery Cottage Gwrych Castle, Llanddulas Road, Abergele,

- Unique Detached 4 Bedroom Property
- Large Grounds Amounting to 1.07 acres
- In need of Updating
- Convenient yet Private Location
- Viewing Recommended
- Within the Walls of Gwrych Castle
- Numerous Substantial Outbuildings
- Versatile Accommodation
- Rural and Castle Views

## DESCRIPTION

This unique and charming detached property is located within the historic walls of the Gwrych Castle Estate and offers spacious and versatile 3/4 bedroom accommodation in a private yet convenient setting. Standing in spacious grounds amounting to 1.07 acres, the property also benefits from a number of useful and substantial outbuildings.

The accommodation currently provides Living Room, large Kitchen with Dining Room, 3 Bedrooms, spacious Bathroom, Study Area and Cloakroom to the Ground Floor and 4th Bedroom to the First Floor.

Situated amidst the majestic castle walls, the spacious grounds offer an excellent level of privacy and provide ample parking, large lawns and mature orchard. The numerous outbuildings situated within the grounds offer great versatility and include of an attached garage and workshop, summer house, further substantial detached garage and workshop and castellated two storey structure.

The property is situated on the outskirts of the market town of Abergele, conveniently located close to the stunning North Wales Coastline and enjoying easy access to the A55 Expressway.

For Sale by Formal Tender.

## ENTRANCE HALL

With exposed stone archway giving access to:-

## INNER HALL/STUDY AREA

10'11" x 10'8" (3.35 x 3.27)

With space-saving staircase giving access to the first floor bedroom.

## KITCHEN/BREAKFAST ROOM

25'5" x 19'2" (7.75 x 5.86)

Base and wall storage units, breakfast bar, inset sink unit, voids and plumbing for dishwasher and washing machine, beamed ceiling, UPVC French doors to paved patio.

## LOUNGE/DINING ROOM

25'6" x 22'4" (7.79 x 6.83)

Triple aspect room with centrally situated fireplace, beamed ceiling.

## BEDROOM 1

16'3" x 9'5" (4.96 x 2.89)

## BEDROOM 2

10'11" x 9'8" (3.33 x 2.96)

## BEDROOM 3

8'11" x 8'0" (2.74 x 2.44)

## BATHROOM

Five piece bathroom with panelled bath, pedestal wash had basin, low flush wc, bidet and shower cubicle.

## CLOAKROOM

Low flush wc, wash hand basin

## FIRST FLOOR BEDROOM 4

11'0" x 7'10" (3.37 x 2.41)

## GARDENS AND GROUNDS

The property is approached via a private track leading to a large driveway providing ample parking and the grounds comprise of a large grassed area together with a mature orchard. In all the grounds amount to 1.07 acres.

## OUTBUILDINGS

Within the grounds lie a number of sizeable outbuildings including an attached workshop and garage with ancillary covered storage area linking the building to the main residence, further extensive detached workshop and garage, summer house and castellated two storey building to the perimeter walls all providing excellent scope and versatility of use.

## SERVICES

Mains water and electricity, oil fired central heating, private drainage.

## DIRECTIONS

From our Abergele office turn left onto Market Street and follow the road too the Tesco roundabout and take the first exit. Follow the road heading out of Abergele and take the first exit off the next roundabout. After entering the 50mph zone turn left opposite the bus stop going under the left hand arch. Follow the track around to the property. Please note that the track is only suitable for high vehicles.



### 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 of 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.



