



JONES PECKOVER

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The Paddock, , Kinnel Bay, LL18 5ER

- FAMILY HOME WITH SEPARATE ANNEX
- OUTBUILDINGS AND Paddock
- OUTSIDE ENTERTAINMENT AREA
- APPROXIMATELY 1.7 ACRES
- PEACEFUL LOCATION
- EPC RATING - F29

A HOME, ANNEX, PADDOCK AND OUTBUILDINGS!!!! A rare opportunity to acquire a family home on a plot of approximately 1.7 acres with granny annex, large outbuilding. large storage buildings which could be utilised for horses, storage outbuildings, workshop and live stock paddock situated in a peaceful spot on the outskirts of Kinmel Bay and within easy reach of the towns of Abergele & Rhyl. The property has been modernised by the present owners and offers spacious and entertaining space both inside and out with a large patio area off the family room with hot tub and bar area.

One bedroom granny annex which would suit a young adult wanting their own private space or an elderly family member. This could also be used as an income. (We advise any purchaser to check any planning requirements which may be needed).

Private electric gates lead to a driveway and ample parking area. There is a large lawned garden area to the front of the property. Raised garden beds to the far side of the annex and fenced paddock beyond which is ideal for horses.

Whether you are looking for a property with land and storage, grow your own food, orchard, woodland, share with family or keep animals, this property is for you.

ACCOMMODATION (APPROXIMATE MEASUREMENTS ONLY)

ENTRANCE PORCH

ENTRANCE VESTIBULE

HALLWAY

13'3" x 10'8" (4.04m x 3.26m)

OPEN PLAN KITCHEN/FAMILY ROOM

35'8" x 18'2" (10.89m x 5.54m)

UTILITY

14'5" x 8'6" (4.41m x 2.60m)

LIVING ROOM

26'0" x 12'9" (7.94m x 3.89m)

INNER HALLWAY

MASTER BEDROOM

14'2" x 9'10" (4.33m x 3.02m)

EN-SUITE

Shower cubicle, WC and wash hand basin.

BEDROOM NO: TWO

10'2" x 8'11" (3.12m x 2.74m)

BEDROOM THREE

10'2" x 9'0" (3.12m x 2.76m)

FAMILY BATHROOM

Panelled bath with overhead shower. Low level WC and wash hand basin. Built in linen cupboard.

FIRST FLOOR BEDROOM

15'2" (max) x 13'1" (4.63m (max) x 4.01m)

EN-SUITTE

Shower cubicle. Low level WC and wash hand basin.

ANNEX

OPEN PLAN KITCHEN/DINING/LOUNGE

26'4'9" x 17'4" (80.7m x 5.29m)

BATHROOM

FIRST FLOOR

BEDROOM

13'3" x 9'3" (4.04m x 2.84m)

With en-suite shower room.

WORKSHOP

12'3" x 7'10" (3.75m x 2.39m)



STORE

14'0" x 9'10" (4.28m x 3.01m)

LARGE BARN/STORE

24'3" x 49'2" (7.41m x 15m)

OUTSIDE OFFICE

17'0" x 10'7" (5.20m x 3.24m)

STORE

28'11" x 17'4" (8.83m x 5.29m)

Cladded inside with uPVC. Lighting and power.

STORE

11'6" x 10'10" (3.52m x 3.31m)

TENURE

We believe the property is freehold. Solicitors to confirm.

COUNCIL TAX

The property is believed to be in band D. Information from www.voa.gov.uk

SERVICES

None of the services have been tested by the selling agents, however it was noted that main water, drainage and electricity are connected. LPG gas.

VIEWING

Please contact our Abergele office on 01745 832 240 or email: chris@jonespeckover.co.uk

PLANNING

No planning checks have been made and any prospective purchasers are advised to check that any planning requirements meet their needs.

MISDESCRIPTIONS ACT

Messrs Jones Peckover for themselves and for the vendors or lessors of the 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 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 of representation 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

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, Photo Driving Licence and a recent Utility Bill.



