

61 Market Street, Abergele, Conwy, LL22 7AF

T: 01745 832240









The Paddock, , Kinmel Bay, LL18 5ER

- FAMILY HOME WITH SEPARATE ANNEX OUTBUILDINGS AND PADDOCK
- OUTSIDE ENTERTAINMENT AREA
- PEACEFUL LOCATION

- APRROXIMATELY 1.7 ACRES
- 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**

 $13'3" \times 10'8" (4.04m \times 3.26m)$ 

# OPEN PLAN KITCHEN/FAMILY ROOM

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

#### UTILITY

 $14'5" \times 8'6" (4.41m \times 2.60m)$ 

#### LIVING ROOM

 $26'0" \times 12'9" (7.94m \times 3.89m)$ 

#### **INNER HALLWAY**

#### **MASTER BEDROOM**

 $14'2" \times 9'10" (4.33m \times 3.02m)$ 

#### **EN-SUITE**

Shower cubicle, WC and wash hand basin.

# **BEDROOM NO: TWO**

 $10'2" \times 8'11" (3.12m \times 2.74m)$ 

## **BEDROOM THREE**

 $10'2" \times 9'0" (3.12m \times 2.76m)$ 

#### **FAMILY BATHROOM**

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

#### FIRST FLOOR BEDROOM

 $15'2" (max) \times 13'1" (4.63m (max) \times 4.01m)$ 

## **EN-SUITTE**

Shower cubicle. Low level WC and wash hand basin.

## **ANNEX**

## OPEN PLAN KITCHEN/DINING/LOUNGE

264'9" x 17'4" (80.7m x 5.29m)

#### **BATHROOM**

#### FIRST FLOOR

# **BEDROOM**

 $13'3" \times 9'3" (4.04m \times 2.84m)$ 

With en-suite shower room.

# **WORKSHOP**

 $12'3" \times 7'10" (3.75m \times 2.39m)$ 







#### **STORE**

 $14'0" \times 9'10" (4.28m \times 3.01m)$ 

#### LARGE BARN/STORE

 $24'3" \times 49'2" (7.41m \times 15m)$ 

# **OUTSIDE OFFICE**

 $17'0" \times 10'7" (5.20m \times 3.24m)$ 

#### **STORE**

28'11"  $\times$  17'4" (8.83m  $\times$  5.29m) Cladded inside with uPVC. Lighting and power.

## **STORE**

 $11'6" \times 10'10" (3.52m \times 3.31m)$ 

#### **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

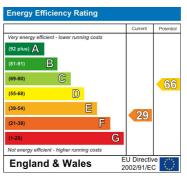
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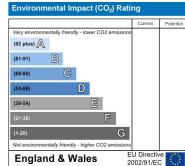
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# MONEY LAUNDERING

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.













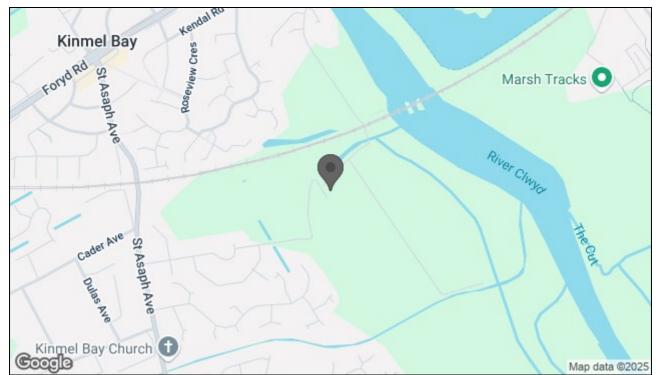














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