



Bull Cottages High Street Conwy


SWAIN HENNESSEY
INDEPENDENT ESTATE AGENTS

Guide Price **£875,000**

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Bull Cottages High Street

Conwy, Conwy

Three-story Georgian townhouse nested within Conwy Castle walls. 5 double bedrooms, 3 reception rooms, 2 kitchens, 3 bathrooms. Grade II* listed Cock Pit. Perfect as boutique hotel or family home. Private courtyard garden. Modern auction. Secure Sale. £850,000 starting bid.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- FOR SALE VIA MODERN AUCTION
- VAST THREE STORY 5 DOUBLE BEDROOM HOUSE
- THREE RECEPTION ROOMS
- TWO KITCHENS AND THREE BATHROOMS
- GEORGIAN TOWN HOUSE WITH CONWAY CASTLE WALLS
- SHORT WALK TO CONWAY CASTLE AND MARINA
- PERFECT BOUTIQUE STYLE HOTEL / AIRBNB
- CHAIN FREE
- LARGE FAMILY COASTAL HOME
- POTENTIAL FOR FURTHER EXTENTION
- GRADE II* LISTED HISTORIC COCKPIT


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Entrance Hallway

Exposed brick walls, solid wood door to ground floor guest bedroom and reception room, door opening to rear area

Guest Bedroom

18' 3" x 14' 2" (5.56m x 4.32m)

Original stone walls, solid oak wainscot wall panelling, tiled floor, inglenook fire place with wood burner, free standing Witt and Berg copper bath, alcove seating area with french doors opening to the front, two wall mounted radiators, door opening to guest kitchen area

Guest Kitchen

8' 3" x 8' 1" (2.51m x 2.46m)

Base units with butchers block worktop, built in combi oven, integrated dishwasher and fridge freezer, induction hob with canopy extractor hood over, stainless steel sink unit, door to guest bathroom

Guest Bathroom

Part tiled walls, suit comprising a walk in shower cubical with large rainfall shower head, high level WC and pedestal wash hand basin, obscured window to the side, towel radiator

Reception Room

18' 7" x 13' 5" (5.66m x 4.09m)

Currently utilised as a large storage / utility space there are French doors opening to the front, a belfast sink on an antique washstand, stairs to the first floor, door opening to the lounge

Lounge

18' 4" x 13' 6" (5.59m x 4.11m)

Wood panelled walls, exposed stone inglenook fireplace with Nordpeis Orion log burner with hob, ideal for boiling a kettle on the fire!, window to the front



First Floor

Living Room

27' 5" x 17' 9" (8.36m x 5.41m)

A bright room with 3.5m high ceilings, suspended timber floor, two windows to the front aspect with window seats, window to the rear, wall mounted radiator, exposed stone inglenook fireplace with wood burner, a built in library area with a swing. 3 meter reclaimed solid wood church double doors opening to the kitchen

Kitchen

18' 10" x 17' 5" (5.74m x 5.31m)

Suspended timber floor, two windows to the front aspect with window seats, wall mounted radiator, kitchen area comprising wall, drawer and base units, integrated dish washer, space for fridge freezer, space for a free standing range oven, inset sink unit, Edwardian fire surround with wood burner fire, part wood panelled walls, door opening to rear boot room

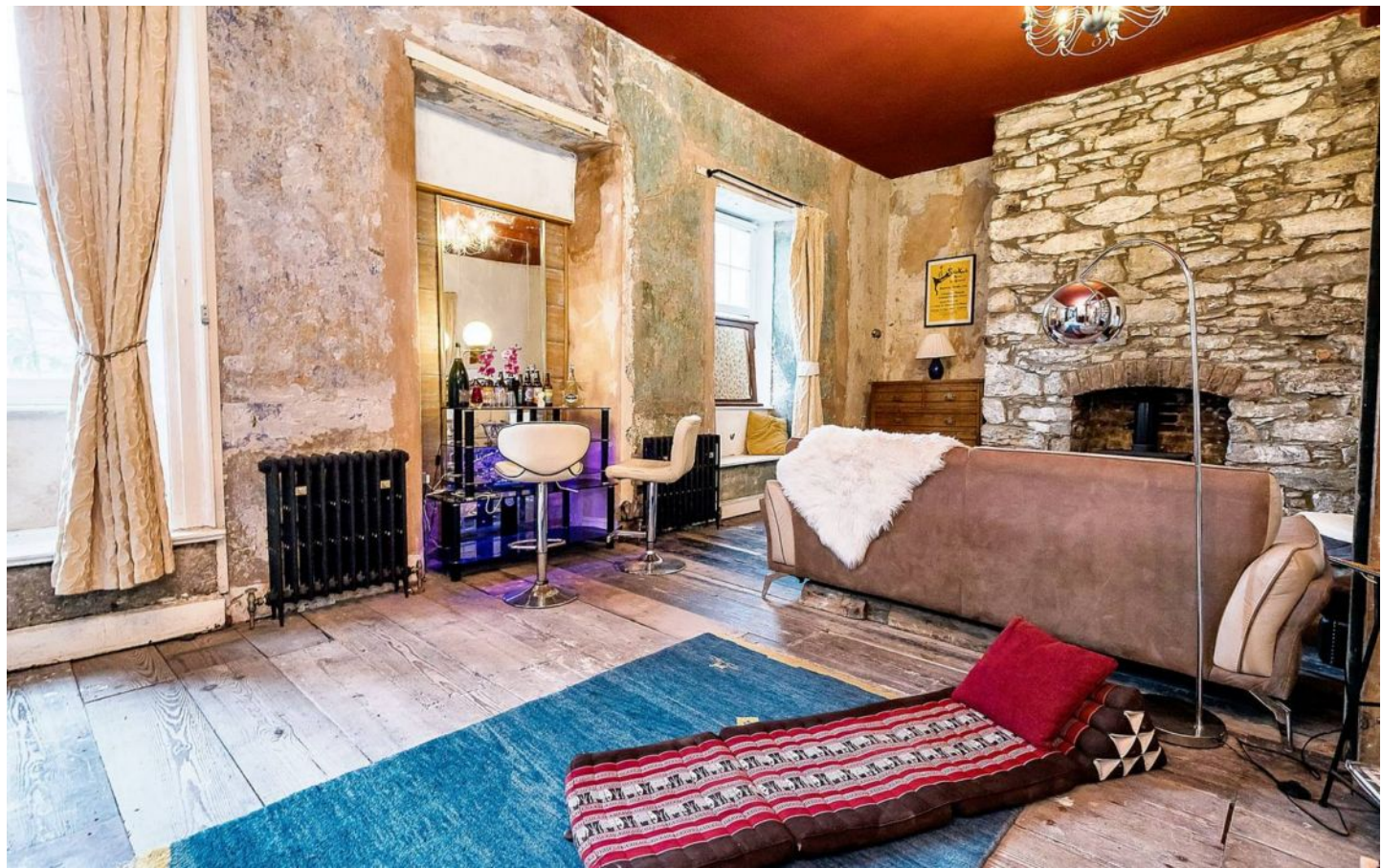
Boot Room

Suspended timber floor, wall mounted Worcester system boiler allowing hot water to be provided by a cylinder so that multiple hot water outlets can be used simultaneously ensuring high water pressure via a header tank in the loft. Door to rear garden and door to bathroom

Bathroom

8' 11" x 8' 3" (2.72m x 2.51m)

A suite comprising a free standing original restored cast iron bath, wall mounted wash basin and close coupled WC. Mirrored doors on the wall slide to reveal the hot water cylinder, suspended timber floor, window to the rear, wall mounted radiator



Second Floor Landing

Suspended timber floor, multipaned glazed window to the rear, doors to bedrooms, utility room and bathroom, drop-down ladder access to partly boarded over loft used for storage

Bedroom One

18' 0" x 13' 0" (5.49m x 3.96m)

Windows to front and side with window seats allowing views across town, surrounding hills and historic Plas Mawr, suspended timber floor, exposed stone fireplace with wood burner fire, wall mounted radiator

Bedroom Three

10' 2" x 9' 9" (3.10m x 2.97m)

Windows to front with window seats offering views across town and surrounding hills, suspended timber floor, wall mounted radiator

Bedroom Four

10' 2" x 10' 2" (3.10m x 3.10m)

Windows to front with windows seat with views across town and surrounding hills suspended timber floor, wall mounted radiator

Bedroom Two

17' 7" x 13' 2" (5.36m x 4.01m)

Windows to front and side with windows seat with views across town and surrounding hills, suspended timber floor, exposed stone fireplace with wood burner fire, wall mounted radiator

Bathroom

10' 2" x 4' 2" (3.10m x 1.27m)

Slate tiled floor, suite comprising shower cubical, ornate stone hand basin with butchers block worktop, ornate towel radiator, window to the front aspect



Utility Room

Plumbing for washing machine and space for a tumble dryer, wall mounted wash hand basin and WC, suspended timber floor

The Old Cockpit

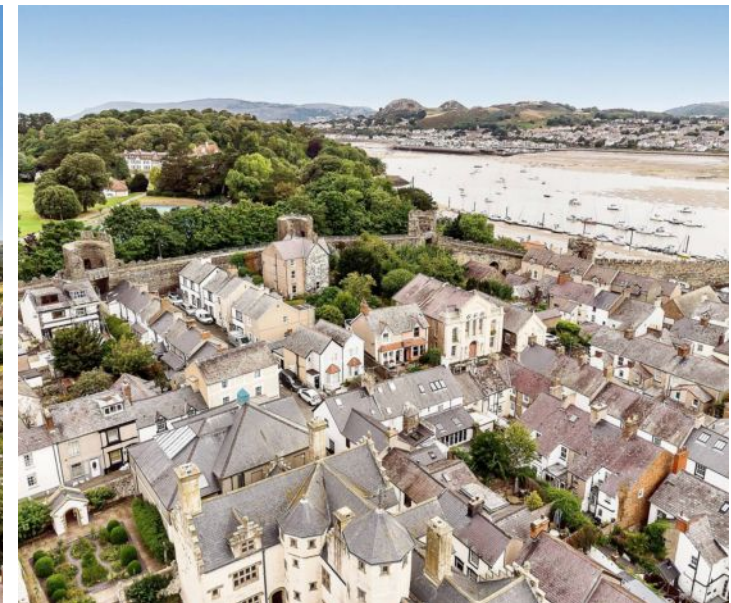
A circular cockpit with straight chord on the side, of 2-storey height, with pebble-dashed brick walls and 5 windows, under a conical slate roof. The front has an added gabled porch with panel door. Above and to its right are 2 small-pane windows inserted into deeper original openings that retain original wooden lintels and stone sills. The left side is overgrown. The rear retains 2 round-headed small-pane sash windows with Gothic intersecting glazing bars, of which the left hand is above an inserted boarded door. To the right above a lean-to against the vestry of Tabernacl, is a similar but shortened window retaining its intersecting glazing bars over an inserted top-hung casement.

Heating System Information

The heating system is multi-zone Hive. The living room, lounge, 1st floor and second floor are each separate zones with their own thermostats and control valves, allowing complete control over which part of the house you heat. The second floor bathroom has a pressure booster for the shower

Important Information

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of £7,200 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price





FRONT GARDEN

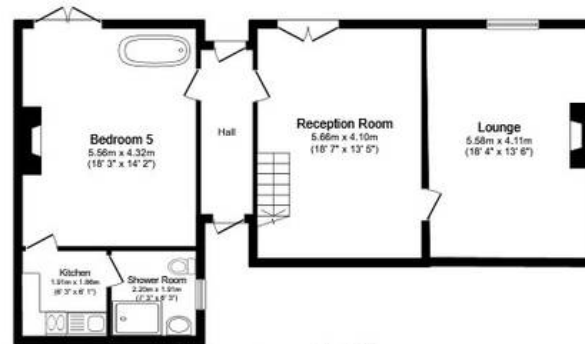
Set in a quiet tucked away passageway between Blink Optical opticians and The Old Mansion House there is a cobbled pathway leading to bull cottages, the property is accessed via a solid wooden door which opens to the entrance hallway

REAR GARDEN

To the rear is a private courtyard garden laid to paving with high walls offering complete privacy and tranquillity, with views of Plas Mawr over the wall. Access to the Grade II* listed 'Cock Pit'

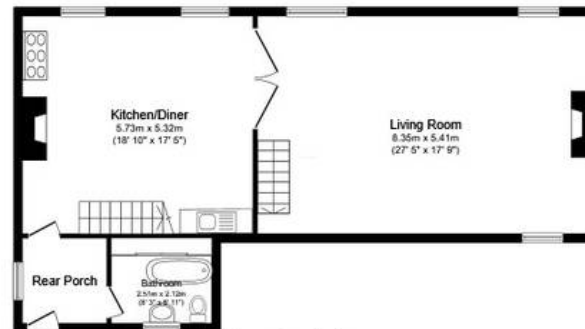






Ground Floor

Floor area 86.7 sq.m. (933 sq.ft.)



First Floor

Floor area 87.2 sq.m. (938 sq.ft.)



Second Floor

Floor area 76.7 sq.m. (826 sq.ft.)

Total floor area: 250.6 sq.m. (2,697 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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Please see the virtual tour prior to requesting a full viewing, viewings will only be arranged upon receipt of proof of funds

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