



JONES PECKOVER

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Tan Y Ffos, , Llangernyw, LL22 8UB

- Period Welsh Long Cottage
- Ideal Family Accommodation
- Extending to 7.12 Acres in Total
- Stables & Menage
- No Forward Chain
- Four Bedrooms
- Fantastic Equestrian Facilities & Hacking
- Picturesque Rural Location
- Large Gardens & Pond
- Viewing is Highly Recommended

Tan Y Ffos, a period Welsh long cottage steeped in history, a dwelling house of early extraction and a property of great charm and character. A property which offers versatility of use, presently providing a principal dwelling house with excellent equestrian facilities and set within grassed gardens with matures trees and shrubs.

All in all, a somewhat unique property occupying a delightful, private and secluded position, close to the village of Llangernyw and within easy travelling distance of the market towns of Llanrwst and Abergel, both offering all amenities for modern living. The village of Llangernyw itself offers good recreational and retail facilities to include village shop, Post Office, Public House and primary school.

A property ideal for purely residential purposes which would have much attraction within the equestrian field and smallholders alike. The property enjoys much privacy and offers a tranquil setting surrounded by magnificent and totally unspoiled countryside.

In its entirety, a thoroughly recommended property which should be viewed and given careful consideration.

Viewing is highly recommended

No Forward Chain

ENTRANCE HALL

Entrance hall tiled floor, coat hooks and access to kitchen and wash room.

KITCHEN

17'11" max x 14'9" (5.483 max x 4.502)
Light spacious room with tiled floor, a good range of base and eye level units with surfaces over, belfast sink drainer and breakfast bar. Dual aspect room with two windows to side elevation and one to the other side.

WASHROOM

Plumbing and void for washing machine with surfaces over and storage cupboard.

DINING ROOM

15'5" x 8'9" (4.721 x 2.685)
Patio doors out to rear garden

LIVING ROOM

12'2" x 13'11" (3.728 x 4.254)
Carpeted, Clearway view multi fuel stove with slate hearth and oak mantle window to front elevation and door out.

REAR HALL

Window to front elevation

BEDROOM ONE

13'1" x 11'10" (3.989 x 3.610)
Carpeted, Double room with window to front elevation

BEDROOM TWO

8'11" x 10'8" (2.723 x 3.272)
Carpeted, Velux roof light, inset shelves.

FAMILY BATHROOM ONE

8'4" x 5'4" (2.563 x 1.632)
Modern three piece comprising of walk in shower with soft touch tray and vanity unit with wash hand basin and WC, heated floor.. and two widows to side elevation.

BEDROOM THREE

14'3" x 10'3" (4.346 x 3.132)
Carpeted, Dual aspect double room.

BEDROOM FOUR

11'7" x 9'0" (3.541 x 2.767)
Carpeted and window to side elevation.

FAMILY BATHROOM TWO

8'7" x 5'2" (2.638 x 1.578)
Three piece suite comprising of low flush WC, bath with shower mixer tap and vanity unit with wash hand basin.

GARDENS

The property is surrounded by lawned areas with mature trees and shrubs with parking to the side. The gardens offer multiple patio areas to capture the sun throughout the day, raised beds for vegetables and summerhouse.



The summerhouse offers stunning views over the garden, house, menage and pond and benefits from mains water and electricity. Beyond the menage there is a fenced area that includes a large pond with ornate lili's and bridge, offering a peaceful and stunning area. The yard area offers ample parking and turning space with a garage and recently installed wooden three bay dog kennel.

EQUESTRIAN FACILITIES

The property benefits from stables, floodlight menage, yard space for parking, 5.81 acres, river access, field shelter and excellent hacking.

A recently rebuilt wooden stable block comprising of 4 loose boxes with rubber matting, tack room, feed room and hay barn, extended overhand with undercover wash down bay with heat lamps and metal tie posts. The menage measures 40m x 25m and benefits from a sand and fiber mixed wax surface (Wax Track supplied by Equestrian Surfaces) and is ideal for all riding.

Land is split into 6 good sized paddocks and comes to 5.81 acres in total. Some of the paddocks are ideal for winter turnout. The paddocks near the menage offer a track and a gate out on to the quieter lanes offering miles and miles of hacking.

SERVICES

The property benefits from mains electricity and water, private drainage.

Clearview Multi Fuel Stove

Hot Water Combination Cylinder Tank

Council Tax band: D

VIEWINGS

Viewings are strictly by appointment only, please contact the agent on 01745 812127.

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.

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		EU Directive 2002/91/EC



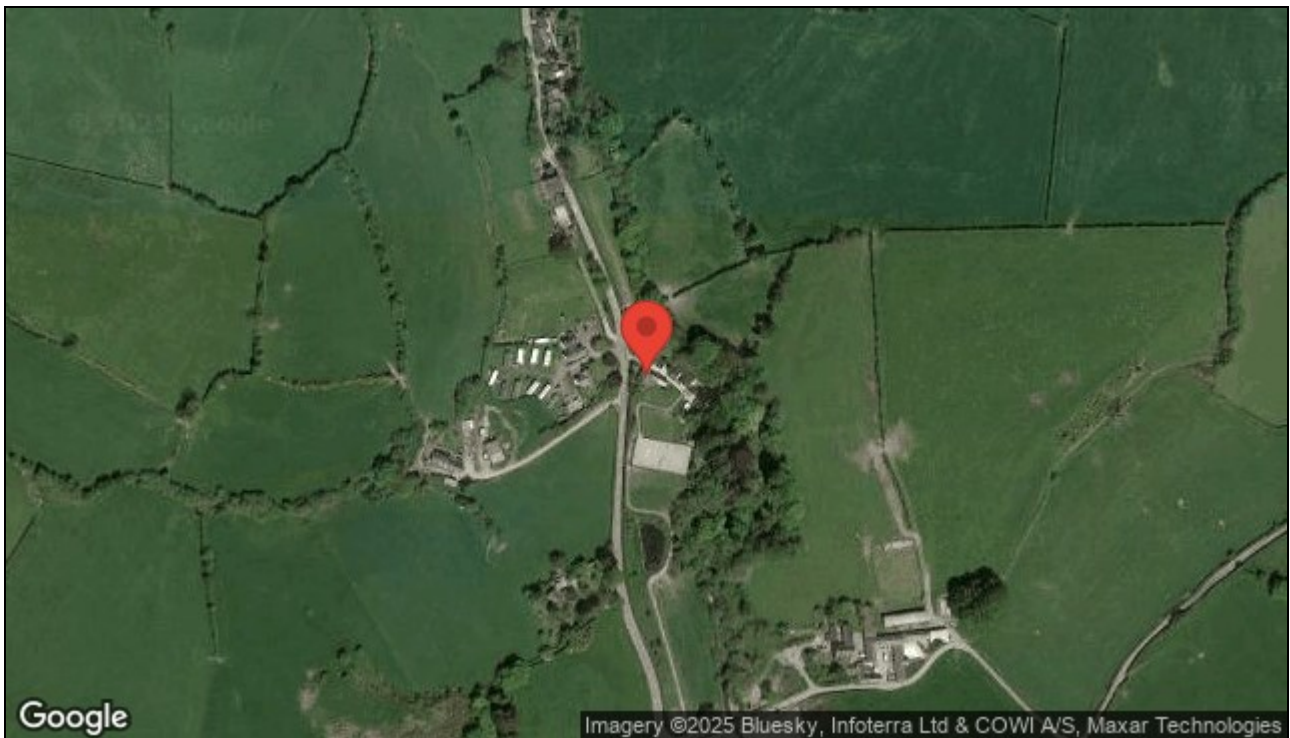


Total area; approx. 224.0 sq. metres (2411.6 sq. feet)

This floor plan is for illustrative purposes only and may not be representative of the property. The measurements are approximate and are for illustrative purposes only.

Plan produced using PlanUp

Tan Y Foss, Llangernyw



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