



# JONES PECKOVER

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## The Paddock, Ogwen Avenue, Kinmel Bay, LL18 5ER

- FAMILY HOME WITH SEPARATE ANNEX
- EXTENSIVE OUTBUILDINGS AND Paddock
- 5 BEDROOMS, 4 BATHROOMS
- APPROXIMATELY 1.7 ACRES
- OUTSIDE ENTERTAINMENT AREA
- PEACEFUL & PRIVATE LOCATION

This impressive detached property offers spacious and versatile 5 bedroom accommodation with 4 to main residence and an additional detached one-bedroom annex, making it ideal for extended family living or as a potential rental space.

Set within approximately 1.7 acres, the outside space is a particular feature, providing spacious landscaped gardens with expansive and sheltered paved patio area ideal for outdoor entertaining, together with ample parking and versatile level grass paddock ideal for those with equestrian or smallholding interests.

Inside, the property has been modernised and extended by the present owners and features two generous reception rooms, providing ample space for relaxation and entertaining. With three well-appointed bathrooms, the home ensures comfort and convenience for all residents and guests. The substantial and versatile outbuildings further enhance the property's appeal, offering endless possibilities for use as workshops, storage, or even additional living space subject to the necessary permissions.

The property is approached via electric gates and the location is particularly advantageous, as it provides a private setting with two access roads, ensuring ease of entry and exit. Viewing is essential to appreciate the versatility of this unique property.

## 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-SUITE

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](http://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](mailto: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.

**MISDESCRIPTIIONS 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.



