

We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any warranty in relation to the property and we have no authority to do so on behalf of the seller. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further

www.fletcherpoole.com

Fletcher & Poole
DIAMOND COLLECTION



Three Bedroom Link Detached Home With Two Bedroom Detached Barn Conversion

Description

River View Lodge is a rare and unique opportunity to acquire a link detached three bedroom property and a detached two bedroom barn conversion, ideal for those looking for a property for multi generational living or income potential. The two properties are set in a lovely courtyard setting in a slightly elevated position enjoying views of the beautiful Conwy Valley. The properties are approached by a long driveway which also leads to the Plas Maenan Country House Hotel.

The main house comprises: Entrance porch, dining hallway, kitchen/breakfast room with Rangemaster cooker, space and plumbing for a washing machine, dryer and fridge/freezer, bedroom two with ensuite shower room and a third bedroom with walk in store/boiler room and family bathroom. Off the kitchen there are a couple of steps down to a superb conservatory built in 2017 with grey aluminium windows and doors, exposed feature stone wall, atrium ceiling and large picture windows from which to enjoy the lovely views.

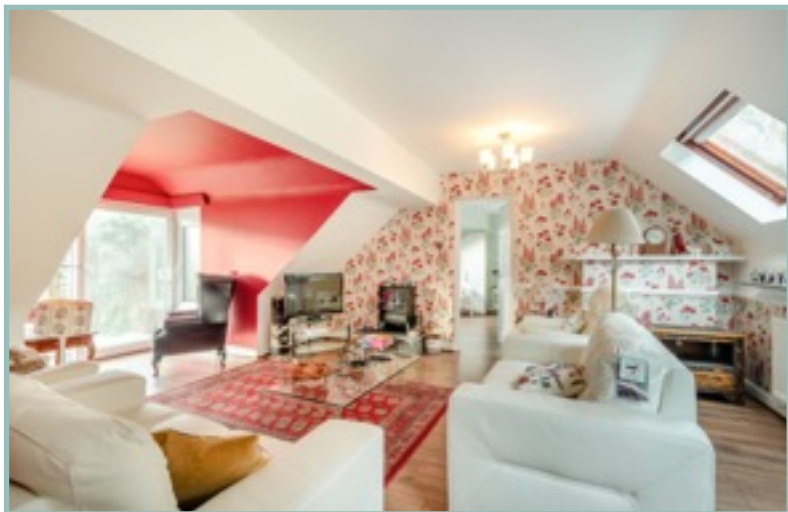
From the dining hall, stairs lead to the first floor accommodation where you will find a lovely lounge from where you can enjoy the stunning views and the master bedroom with modern ensuite shower room. UPVC double glazing and oil fired central heating.

The barn which was fully converted in 2016 has beautifully appointed accommodation comprising: Double doors into the kitchen/breakfast room with integrated fridge, freezer, washing machine, dishwasher, electric induction hob and oven, large lounge/diner with exposed stone feature fireplace with large multi fuel burner, exposed stone wall and apex ceiling with exposed beams. From the kitchen there is access into the hallway which provides access to the master bedroom with access into the Jack and Jill shower room which has a waterfall shower and electric under floor heating, a second bedroom with access into the shower room, side porch/utility room and store.

To the outside there is parking for three vehicles, two of which are at the front entrance to River View Lodge and the third is located in The Plas Maenan Hotel (as per the deeds). There is a timber gate providing access into a sunny courtyard which is a lovely private tranquil space with a pond and a variety of seating areas which can be enjoyed by both the main house and the barn. The main house also has a foot gate from the front with pathway leading up through the front garden which is mainly laid to lawn with an orchard and well established shrubs and plants. A Millboard driftwood wrap around decked seating area off the conservatory overlooks the orchard, front garden and enjoys the beautiful views.

Please note the main house was fully rewired in 2013 and the barn was converted in 2016 with full rewire and plumbing.

- * TWO BEAUTIFULLY APPOINTED PROPERTIES
- * IDEAL AS A HOME PLUS POTENTIAL INCOME
- * SITUATED IN THE BEAUTIFUL CONWY VALLEY
- * ENJOYS SUPERB COUNTRYSIDE VIEWS
- * LOVELY GARDENS AND COURTYARD
- * PARKING FOR THREE VEHICLES
- * FREEHOLD
- * NO CHAIN



3 Bedroom Link Detached Home With 2 Bedroom Detached Barn Conversion

Riverview Lodge
Maenan
LL26 0YR

£550,000

Reference Number: FP8104
6/8/2024

Fletcher & Poole,
3 Lancaster Square,
Conwy LL32 8HT

Registered Company
Number 4687367

Valuation

Thinking of moving in the near future please do not hesitate to ask for a FREE sales valuation

Viewing

By appointment contact:

tel: 01492 583100
email: conwy@fletcherpoole.com
web: www.fletcherpoole.com

Location

River View Lodge is situated overlooking the picturesque Conwy Valley with excellent views and in the hamlet of Maenan. Located a short distance from Llanrwst convenient for the ancient church and the recently restored Alms Houses. It is conveniently located for the local shops, hosteleries and restaurants. Llanrwst lies 4 miles from Betws-y-Coed and is adjacent to the Snowdonia National Park and has easy access to the A55 Dual Carriageway and Motorways beyond. The medieval walled town of Conwy is 13 miles away and it is 10 miles to the train station in Llandudno where you can get a direct train to London Euston within three hours, Chester within an hour and Cardiff within four hours. It is only 13 miles to the Victorian seaside town of Llandudno with its vast array of shops, eateries and a theatre which attracts shows from London's West End.

Directions

From our Conwy office proceed round the one way system and over Conwy Bridge, take the third exit and proceed onto the A55 Expressway for Chester, take the next exit off and proceed round the roundabout signposted Betws-y-Coed, follow the road up the Conwy Valley (A470). Continue along this road, turn left signposted 'Plas Maenan' Country House, follow the lane towards Plas Maenan, where River View Lodge can be found on the right.

Council Tax Band: C (provided on www.voa.gov.uk)

Energy Efficiency Rating: F

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 77 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | 28 F | |
| 1-20 | G | | |



Three Bedroom Link Detached Home With Two Bedroom Detached Barn Conversion

Porch

7' 1" x 6' 4" 2.17m x 1.94m



Dining Hall

17' 4" x 11' 6" 5.28m x 3.51m

Kitchen/Breakfast Room

17' 8" x 9' 10" 5.38m x 2.92m

Conservatory

19' x 13' 4" 5.79m x 4.07m

Bedroom Two

13' 2" x 11' 2" 4.02m x 3.40m



Bedroom Three

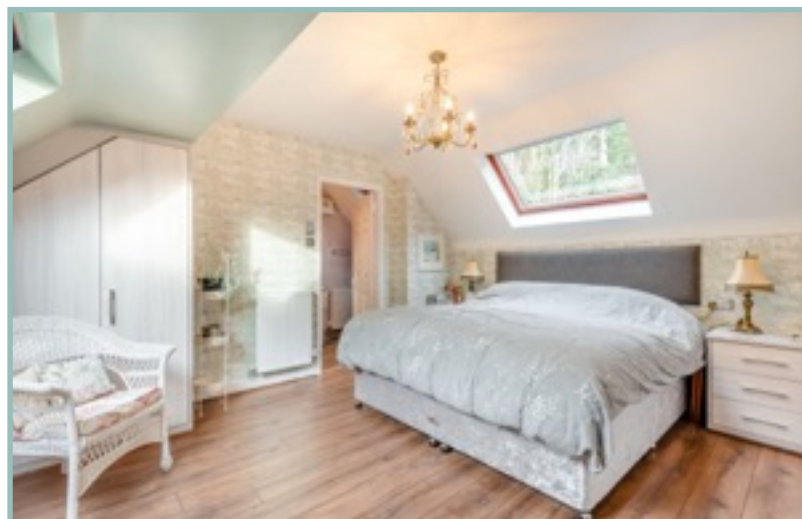
11' 9" x 9' 1" 3.59m x 2.78m

Living Room

21' 4" x 18' 11" 6.49m x 5.77m

Master Bedroom

16' 2" x 13' 1" 4.94m x 3.98m



ANNEX

Living Room

27' 6" x 17' 1" 8.38m x 5.21m



Kitchen/Breakfast Room

19' 3" x 11' 4" 5.87m x 3.45m



Bedroom One

14' 1" x 13' 1" 4.28m x 4m



Bedroom Two

13' 1" x 9' 6" 3.98m x 2.90m

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