



## The Old Mill - Hen Felin Isaf Maenan Conwy LL26 0UN

£495,000

A substantial, beautifully presented converted 18th Century former water mill located in a rural setting within the beautiful Conwy Valley.

Viewing highly recommended.

Sympathetically converted and refurbished historic water mill offering spacious 3 bedroom, 3 bathroom accommodation together with self contained upper level 1 bedroom apartment with it's own access.

This stylish characterful home retains original features throughout both in the main house and in the upper level apartment. If you are looking for a home with income or additional self-contained accommodation for extended family look no further than Hen Felin Isaf, Maenan. Central heating and double glazing, individual parking and garden areas for both units.



Tel: 01492 642551

<https://www.iwanmwilliams.co.uk>



## Location

Hen Felin Isaf Isaf is situated in the beautiful Conwy Valley in a rural setting backing onto unspoilt woodland but only a short distance from the A470 main road. Property lies within 2 miles of the traditional market town of Llanrwst., within 5 miles of the world famous Bodnant Gardens and 7 miles of the inland tourist resort of Betws y Coed.

### Accommodation:

The accommodation affords: (approximate measurement only)

### Hen Felin Isaf

### Lounge:

18'11" x 14'10" (5.77m x 4.54m)

Block flooring; impressive original oak beams and timber features; corner stone recessed fireplace with multi-fuel stove and raised hearth; TV point; 2 double panelled radiators; uPVC double glazed windows and french doors leading onto rear enclosed courtyard.

### Inner Reception Hall/Under-stairs reading nook:

Turn balustrade oak staircase leading off to first floor level; inset spotlighting; built-in store/broom cupboard.



#### Utility/Cloak Room:

Plumbing for automatic washing machine; space for dryer with worktop over; wall mounted 'Worcester' boiler for central heating and hot water; pedestal wash hand basin; low level WC; radiator; extractor fan.

#### Kitchen:

8'9" x 12'11" (2.68m x 3.94m)

Fitted range of base and wall units with Quartz worktop; inset Belfast porcelain sink with mixer tap; integrated microwave; double oven and grill; integrated dishwasher; four plate ceramic hob; stainless steel and glass extractor above; beam ceiling; uPVC double glazed window; composite stable rear door; recessed former fireplace with space for fridge freezer.

#### Dining Area:

8'7" x 8'5" (2.63m x 2.59m)

Double panelled radiator; beam ceiling; uPVC double glazed window to side elevation.

#### First Floor:

##### Landing:

uPVC double glazed window overlooking front elevation.

##### Bedroom 1:

12'7" x 18'9" (3.84m x 5.74m)

'L' shape maximum. uPVC double glazed windows ; feature recessed former fireplace with oak lintel over; wall lights; double panelled radiator.

##### En-suite Shower Room:

7'6" x 5'4" (2.31m x 1.63m)

Concealed cistern WC; contemporary wash basin and vanity unit; shower with glazed screen and tiled surround; radiator; shaver point and mirror.

##### Bedroom 2:

17'11" x 8'3" (5.47m x 2.53m)

Radiator; uPVC double glazed windows; wall lighting; double panelled radiator.

##### En-suite Shower Room:

8'3" x 3'10" (2.53m x 1.19m)

Shower enclosure; low level WC; vanity wash basin; uPVC double glazed window; shaver and light point.

##### Bedroom 3:

10'10" x 9'8" (3.32m x 2.96m)

Radiator; uPVC double glazed window; wall lights.



### Shower Room:

7'0" x 5'0" (2.14m x 1.54m)

Shower enclosure; low level WC; vanity wash basin; wall and floor tiling; uPVC double glazed window overlooking rear; extractor fan; heated towel rail.

### Second Floor

#### Miller's Loft - Self Contained Apartment:

Offering open plan accommodation comprising living and dining room, breakfast kitchen, bedroom with en-suite bathroom. The property also benefits from its own private access and parking, private garden.

uPVC double glazed front door leading through to:

#### Large Open Plan Room:

18'0" x 18'4" (5.51m x 5.6m)

Feature 'A' frame timbers and old mill working wheel; 'Velux' double glazed windows to front and rear elevations; radiators; TV point; built-in cupboards; oak timber panelled walls with access leading through to:

#### Breakfast Kitchen:

17'4" x 7'1" (5.3m x 2.17m )

Base units with worktop over; Belfast sink; uPVC double glazed window; radiator; exposed roof timbers; space for fridge; wall tiling;

#### Bedroom

12'1" x 10'4" (3.69m x 3.16m)

uPVC double glazed window; exposed roof timbers; radiator.

#### Large En-suite Bathroom:

Four piece suite comprising concealed cistern WC, pedestal wash hand basin, freestanding roll top bath, large shower with glaze screen; inset spotlighting; uPVC double glazed window; double panelled radiator; shaver and light point.

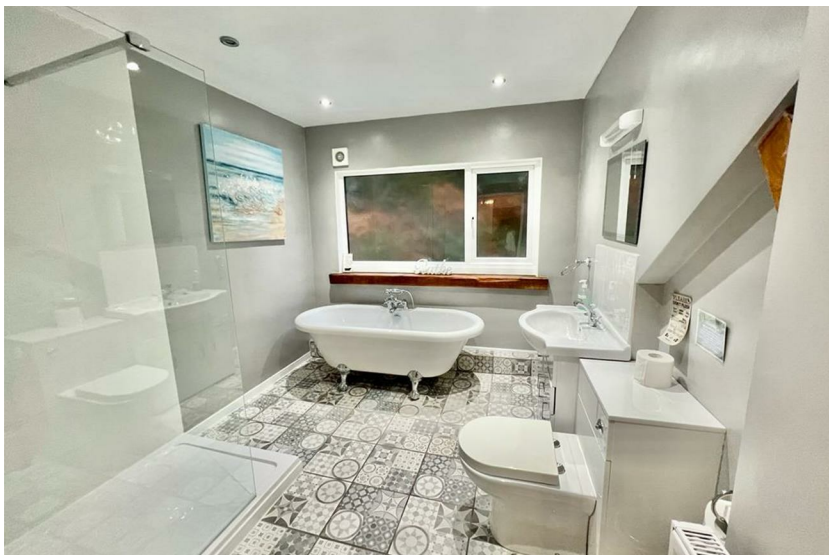
#### Outside:

Ample car parking is available for both properties. The Miller's loft has its own separate access and parking with enclosed garden area and also the ground floor of Hen Felin Isaf has ample ground floor parking to the side of the property and also an enclosed rear private courtyard garden.

#### Services:

Mains water and electricity are provided to the property. Private shared drainage. LPG heating.





#### Directions:

From Llanrwst continue along the A470 towards Llandudno for approximately 1 1/2 miles turn right opposite the Maenan Abbey Hotel up a small country lane bearing right with the road forks and Hen Felin Isaf is the next property on the left hand side.

#### Council Tax Band:

Band 'D' - Conwy County Borough Council

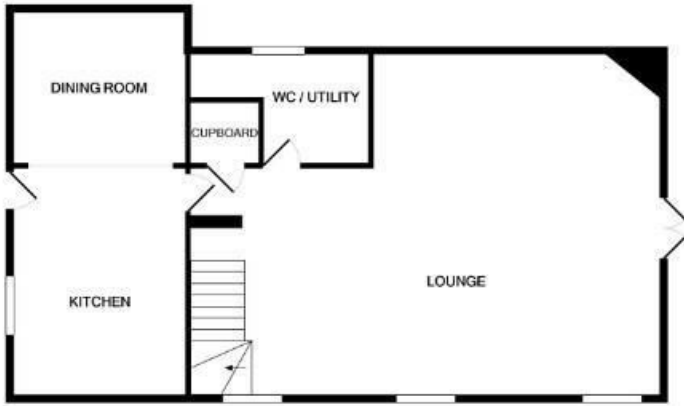
#### Viewing Llanrwst

By appointment through the agents Iwan M Williams, 5 Denbigh Street, Llanrwst, tel 01492 642551, email [enq@iwanmwilliams.co.uk](mailto:enq@iwanmwilliams.co.uk)

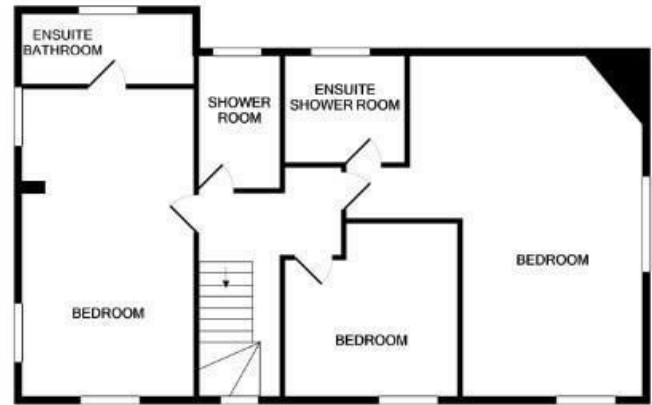
#### Proof Of Funds

In order to comply with anti-money laundering regulations, Iwan M Williams Estate Agents require all buyers to provide us with proof of identity and proof of current residential address. The following documents must be presented in all cases: **IDENTITY DOCUMENTS:** a photographic ID, such as current passport or UK driving licence. **EVIDENCE OF ADDRESS:** a bank, building society statement, utility bill, credit card bill or any other form of ID, issued within the previous three months, providing evidence of residency as the correspondence address.

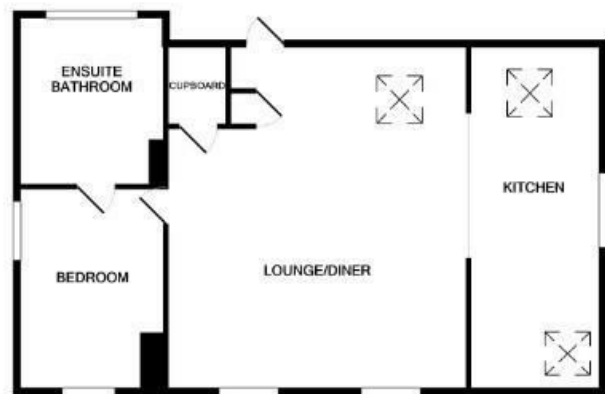
| Energy Efficiency Rating                    |  | Current                    | Potential |
|---|--|----------------------------|-----------|
| Very energy efficient - lower running costs |  |                            |           |
| (92 plus) <b>A</b>                          |  |                            |           |
| (81-91) <b>B</b>                            |  |                            |           |
| (69-80) <b>C</b>                            |  |                            |           |
| (55-68) <b>D</b>                            |  | 53                         | 61        |
| (39-54) <b>E</b>                            |  |                            |           |
| (21-38) <b>F</b>                            |  |                            |           |
| (1-20) <b>G</b>                             |  |                            |           |
| Not energy efficient - higher running costs |  |                            |           |
| <b>England &amp; Wales</b>                  |  | EU Directive<br>2002/91/EC |           |



GROUND FLOOR



1ST FLOOR



2ND FLOOR

These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way of for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendor are to become under any liability or claim in respect of their contents. The Vendor does not hereby make or give or do the Agents nor does the Partner of the Employee of the Agents have any authority as regards the property of otherwise. Any prospective Purchaser or Lessee or other person in any way interested in the property should satisfy himself by inspection or otherwise as to the correctness of each statement contained in these Particulars. In the event of the Agent supplying any further information or expressing any opinion to a prospective Purchaser, whether oral or in writing, such information or expression of opinion must be treated as given on the same basis as these particulars.

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