



Pant Y Rhedyn

Trofarth LL22 8BE

£850,000

A beautiful country property comprising substantial character former farmhouse, self-contained 1-bedroom annex, triple garage, vegetable garden and approximately 10 acres of land.

The property offers excellent income with 2 Geo-dome Glamplng Pods and licensed greener camping business.

Situated in a peaceful rural setting enjoying extensive countryside views, Pant Y Rhedyn offers the ideal opportunity to 'escape to the country' away from the hustle and bustle of everyday life. Upgraded and sympathetically modernised over the years whilst retaining character features throughout. The versatile accommodation is ideally suited as a large family home with self-contained cottage for extended family or providing holiday let income. Oil fired central heating, uPVC double glazing, en-suite master bedroom, feature fireplaces.

Ideal small holding for hobby farming.

Viewing highly recommended.



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



Location

Situated in the rural hamlet of Trofarth, approximately 6 miles inland from Colwyn Bay, surrounded by open countryside but within 10 minute drive of Colwyn Bay and the A55 Expressway. The property is located within walking distance of a fine small country Inn which provides real ale and good food. Located within 30 minute drive of Snowdonia.

The Accommodation Affords
(approximate measurements only):

MAIN HOUSE

Front Entrance Porch:

Composite double glazed front door; uPVC double glazed window; wall light; tiled floor.

Side Cloakroom:

Cloak hanging hooks; uPVC double glazed window.

Reception Hall:

Double panelled radiator with radiator cover; wall lights; open-tread staircase leading off to first floor level.

Cloakroom:

Concealed cistern WC and wash basin.

Large Living Room:

36'9" x 11'5" (11.21m x 3.5m)

Split-level room. Upper area with beamed ceiling, wall lights; uPVC double glazed window to front. Three steps leading down to main living area with beamed ceiling; feature recessed inglenook style fireplace with oak lintel, multi-fuel stove and slate hearth. uPVC double glazed windows overlooking side, rear and front. Side French doors opening onto patio. Spiral staircase leading off to first floor bedroom. Two double and one single radiators. Doorway leading off to:

Study:

16'3" x 7'7" (4.96m x 2.33m)

Double panelled radiator; uPVC double glazed windows; wall lights.

From Reception Hall doorway leading through to:



Dining Room:

13'0" x 11'7" (3.98m x 3.55m)

Feature recessed inglenook fireplace with oak lintel over; double panelled radiator; uPVC double glazed window to front elevation; beamed ceiling; wall lights.

Kitchen Diner & Sitting Room:

22'8" x 13'1" (6.93m x 4m)

Kitchen:

Base and wall cupboards with complementary worktops; Aga (oil fired) and side oven with induction hob; single drainer porcelain sink with mixer tap; wall tiling; uPVC double glazed window overlooking front; integrated dishwasher; space for fridge; peninsular breakfast bar; uPVC double glazed rear door; wash basin.

Sitting Room:

uPVC double glazed sliding patio doors leading onto rear; double panelled radiator; beamed ceiling. Enclosed staircase leads off to additional bedroom area.

Rear Entrance Porch:

uPVC double glazed windows and door to outside; perspex roof; cloak hanging hooks; quarry tiled floor. Doorway leading to:

Utility/Laundry Room:

9'2" x 8'1" (2.8m x 2.47m)

Plumbing for automatic washing machine and space for dryers; tall cupboard, worktops and shelving; quarry tiled floor; uPVC double glazed window. Timber and glazed door leading to:

Rear Store/Pantry:

13'1" x 8'2" (4m x 2.51m)

Base units with worktops over; 1 1/2 bowl sink; stable rear door; uPVC double glazed door; shelving.

From main Reception Hall staircase leading up to:

First Floor - Landing:

uPVC double glazed window to front; built-in linen cupboard.

Bedroom No 1:

12'3" x 12'10" (3.74m x 3.93m)

uPVC double glazed window to front; radiator; coved ceiling; beams; wall lights.

Bathroom:

Panelled bath, shower above, vanity wash basin with mirror and integrated light above, low level WC; radiator; fully tiled walls; cylinder cupboard.

Bedroom No 2:

10'10" x 13'8" (3.31m x 4.19m)

Radiator; beamed ceiling; uPVC double glazed window to front elevation.

Doorway leading to:

Jack & Jill En-suite & Walk-in Wardrobe:

13'7" x 11'5" (4.15m x 3.48m)

Walk-in wardrobe with hanging and shelving space. En-suite comprising concealed cistern WC and vanity wash basin, large shower enclosure with sliding door; radiator; wall lights; uPVC double glazed window to rear.

Bedroom No 3 (Main Bedroom):

12'7" x 14'6" (3.86m x 4.44m)

Radiator; two uPVC double glazed windows to side and front enjoying extensive views; beamed ceiling; wall lights. Doorway with spiral staircase leading down to lower ground floor living room.

From Kitchen and Sitting Room enclosed staircase leads to additional bedrooms which would be ideal for guest or family use.

Small Landing:

Space for vanity unit.

Bedroom No 1:

12'2" x 9'10" (3.73m x 3m)

Radiator; beamed ceiling; uPVC double glazed window overlooking side; wall lights; recessed wardrobe.

Bedroom No 2/Sitting Room:

7'8" x 10'4" (2.34m x 3.16m)

TV point; uPVC double glazed window overlooking front; wall lights; recessed storage cupboard.

Shower Room:

Three piece suite comprising corner shower cubicle, electric shower, low level WC and wash hand basin; shaver and light point.

SELF-CONTAINED ANNEX

Side Entrance Porch:

uPVC double glazed sliding doors; quarry tiled floor.



Open Plan Lounge & Dining Kitchen:
22'11" x 13'1" (7m x 4m)

Lounge:

Balustrade staircase leading off to first floor level; laminated timber effect flooring; uPVC double glazed window; double panelled radiator; beamed ceiling; understairs storage cupboard.

Kitchen:

Fitted range of modern base and wall units with complementary worktops; split level oven, four plate ceramic hob with extractor hood above; space for fridge and freezer; radiator; peninsular breakfast bar and base units, tall cupboard; beamed ceiling.

First Floor - Landing:

uPVC double glazed window.

Bedroom No 1:

18'10" x 9'10" max. (5.75m x 3m max.)

uPVC double glazed window overlooking side and rear elevations; built-in wardrobe; radiator; workstation area with desk top and shelving; walk-in wardrobe.

Shower Room:

Shower enclosure, vanity wash basin and concealed cistern WC; radiator; extractor fan.

Outside:

Pant Y Rhedyn enjoys a stunning rural setting with its own circular gravelled driveway, lawned gardens; established shrubs and plants; seating area and greenhouse. Driveway leads off to hardstanding for parking and triple garage block built with up and over doors (8.35m x 5.48) power and light connected; double glazed windows, side personal door. Integral rear WC with wash basin and light connected. Vegetable garden, approximately 1 1/2 acre of woodland. The property occupies a most delightful setting and is surrounded by approximately 10 acres in total of which 7 acres is grazing land but also has separate roadside access from various points.

Business:

Pant Y Rhedyn is a highly successful greener camping destination offering two superb Geo-dome camping pods with their own separate cooking/canteen facilities and private sanitary facilities. In addition to the Geo-domes there is a license for three glamping plots with their own private sanitary facilities. In addition, to the existing glamping Geo-Domes there are three additional camping pitches on the top site each with their own private toilets on the pitch. The existing licence offers the opportunity to further expand the camping pitches providing additional income and develop the business further. Moreover one could apply to have more Geo - Dome pods on site. The glamping site is accessed from a separate higher level entrance which leads to hardstanding parking area for several vehicles. At lower level there is access to former stabling and field shelter where a converted horse box - this provides a separate letting unit providing excellent income stream. Accounts and projected potential income schedule will be available to bonafide purchases after viewing.

Services:

Mains water and electricity are connected to the property. Septic tank drainage; oil fired central heating.

Council Tax Band:

Conwy County Borough Council tax band 'G'.

Viewing:

By appointment through the agents, Iwan M Williams, 5 Denbigh Street, Llanrwst, LL26 0LL, tel 01492 642551, email enq@iwanmwilliams.co.uk or Conwy Office 5 Bangor Road, Conwy, LL32 8NG, tel 01492 555500.

Proof of Identity:

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) A			
(81-91) B			
(69-80) C			74
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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