



Tan Lan Mawr

Penmachno LL24 0YY

£465,000

A superb character detached 3 bedroom cottage set in large grounds on the edge of village commanding panoramic views across the Machno Valley.

Beautifully presented home set within the Snowdonia National Park.

Tan Lan Mawr offers superb character accommodation, sympathetically upgraded and improved over the years, retaining its original charm and character. Set in an elevated edge of village location commanding extensive open views and backing onto open countryside. In addition to the house there is a small rear paddock, side garden, rear courtyard and large hardstanding for parking.

Oil fired central heating and double glazing.

Affording Lounge with inglenook fireplace and beams, Inner Hallway, Snug / Bedroom 3, Dining / Kitchen with inglenook and Rayburn, Rear Hallway, Shower Room, First Floor bedroom, Enclosed second staircase leading to large main Bedroom with en suite bathroom. Outside lean to / utility and store room with lapsed planning consent for conversion, Garden store.

VIEWING HIGHLY RECOMMENDED



Tel: 01492 642551
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Location

The Accommodation Affords
(Approximate Measurements Only)

Covered Entrance Porch
with timber and glazed stable door leading to
large dining kitchen.

Dining / Kitchen

15'0" x 11'9" (4.58m x 3.59m)

Fitted range of base and wall units with granite
worktop, inset porcelain Belfast sink, integrated
NEFF stainless steel oven, dishwasher and
washing machine, 4 plate hob Rayburn in
inglenook surround with inset lighting and slate
hearth, integrated fridge and integrated freezer,
beam ceiling, wraparound store cupboards
leading to rear entrance lobby with stable timber
and glazed door, rear door leading to outside,
telephone point, radiator, built in electric meter
cupboard, balustrade and spindle staircase
leading off to First Floor Level, Vaulted ceiling.

Inner Hallway

Radiator, sealed unit double glazed window
overlooking front, beam ceiling, wall lights.



Lounge

14'3" x 14'4" (4.36m x 4.37m)

Feature inglenook fireplace with log burning stove on slate hearth, lintel above, beam ceiling, radiator, wall lights, enclosed staircase case leading off First Floor Level, TV point.

Snug

8'3" x 6'10" (2.52m x 2.1m)

Sealed unit double glazed window overlooking rear, TV point

Enclosed Staircase

Leading up to First Floor

Main Bedroom

14'4" x 19'7" (4.39m x 5.98m)

Vaulted ceiling, to include en suite shower room, exposed "A" Frame roof timbers, 2 sealed unit double glazed windows overlooking front, built in wardrobes.

En-suite - panelled bath, low level W.C, corner shower enclosure, wash basin, velux style window, wall tiling, radiator.

From Rear Entrance Lobby

At ground floor level Shower Room

Shower Room

6'3" x 7'3" (1.91m x 2.23m)

Shower enclosure with high level vaulted ceiling above, skylight window, low level W.C, pedestal wash hand basin, recessed former fireplace with display hearth, radiator, floor tiling, double glazed window to rear.

Stair case leading off to Bedroom

Bedroom 2

13'5" x 12'6" (4.09m x 3.82m)

Skylight double glazed windows, sealed unit double glazed window to front enjoying views, double panelled radiator.



Outside

The property benefits from a side lean to utility & recreation room (6.5m x 2.69m) - this room has also the benefit of lapsed planning permission for conversion into bedroom with en-suite bathroom. Presently the room has a stable timber and glazed door leading onto front of property, timber and glazed rear door. Power and light connected, block built garden storeroom. Rear courtyard and seating area, timber garden shed, oil tank, to the right hand side of the property there is a hardstanding and seating area enjoying views across the valley. To the left side of the property there is a raised level lawned garden with a variety of established shrubs and plants and a small arched bridge leading onto rear paddock. The paddock extends to approx one acre and is elevated from the road, has a field shelter and natural water supply. To the opposite side of the small country lane there is a large hard standing providing ample private parking for Tan Lan Mawr. Extensive views from the property across the Machno Valley.

Council Tax

Conwy County Borough Council - Council Tax Band "D"

Services

Mains water and electricity , Oil central heating.

Viewing Llanrwst

By appointment through the agents Iwan M Williams, 5 Denbigh Street, Llanrwst, tel 01492 642551, email enq@iwanmwilliams.co.uk

Directions

Proceed from Betws y Coed up A5 towards Pentrefoelas, turn right at Conwy Falls signposted Penmachno - continue for approx 2 miles, turn left just as you approach the village opposite White Cottages, turn left up the hill and at the top of the hill bear right and continue along the country lane and Tan Lan Mawr will be viewed on the left hand side adjacent to the road.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	21	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Ground Floor



First Floor



Floorplans are for identification purposes only and not to scale. Where measurements are shown, these are approximate and should not be relied on. Sanitary ware and kitchen fittings are representative only and approximate to actual shape, position and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from William Morris Energy Assessments. All rights reserved.
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