



# 1 Church View

Penmachno LL24 0UR

£179,500

A Grade II listed traditional end terrace stone cottage set in a quiet setting just off the village centre.

VIEWING HIGHLY RECOMMENDED

A well presented, renovated and upgraded character stone cottage being one of three similar cottages tucked away in a pleasant setting behind the historic village church. Superb 2 bedroom accommodation, sympathetically upgraded using traditional building materials and insulation methods. Set in large gardens, ample private parking and large wildflower garden area. Affording Lounge and Dining Room with inglenook fireplace, log burning stove, beamed ceiling and oak flooring. Kitchen with hand made cupboards and solid wood worktops, inner hallway, staircase leading to landing, bedroom 1, bedroom 2 and bathroom. A beautiful home in an idyllic village setting.



Tel: 01492 642551

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







## Location

Penmachno is a popular rural village located within the Snowdonia National Park, approximately 3.5 miles from the picturesque village of Betws y Coed. The village is surrounded by beautiful countryside with popular walks and mountain bike trails on your doorstep.

The Accommodation Affords:  
(approximate measurements only)

### Lounge and Dining Room

12'9" x 12'2" (3.9m x 3.71m)

Feature inglenook style fireplace with cast iron log burning stove, slate hearth, built in book shelving and cupboard to alcove recess, oak flooring, window overlooking front with window shutter, beamed ceiling, timber front door, electric panel heaters, wall lights.

### Rear Hallway

Oak flooring, timber and glazed rear door, understairs storage cupboards. Vaulted ceiling and turn staircase leading off to first floor level.

### Kitchen

8'1" x 7'0" (2.48m x 2.15m)

Custom hand made base units with solid wood worktops, inset porcelain Belfast style sink, electric cooker point, extractor fan, wall shelving unit, integrated dishwasher and fridge, spotlights, window overlooking rear.





## First Floor Level

### Landing

Wall mounted electric heater, built in cupboard with shelving and cylinder. Access to roof space.

### Bedroom 1

9'1" x 6'6" (2.79m x 2.0m)

Cast iron fireplace with slate hearth, timber flooring, window overlooking front of property, wall mounted electric panel heater.

### Bedroom 2

9'1" x 6'11" (2.78m x 2.13m)

Timber flooring, window overlooking front, wall mounted electric panel heater.

From landing, step and door leading down to Bathroom.

### Bathroom

8'2" x 5'1" (2.49m x 1.55m)

Three piece suite comprising panelled bath with tiled splash back, antique style mixer taps, hand held shower head, wash basin, low level w.c, wall light, storage cupboards, ladder style heated towel rail, velux roof window.

### Outside

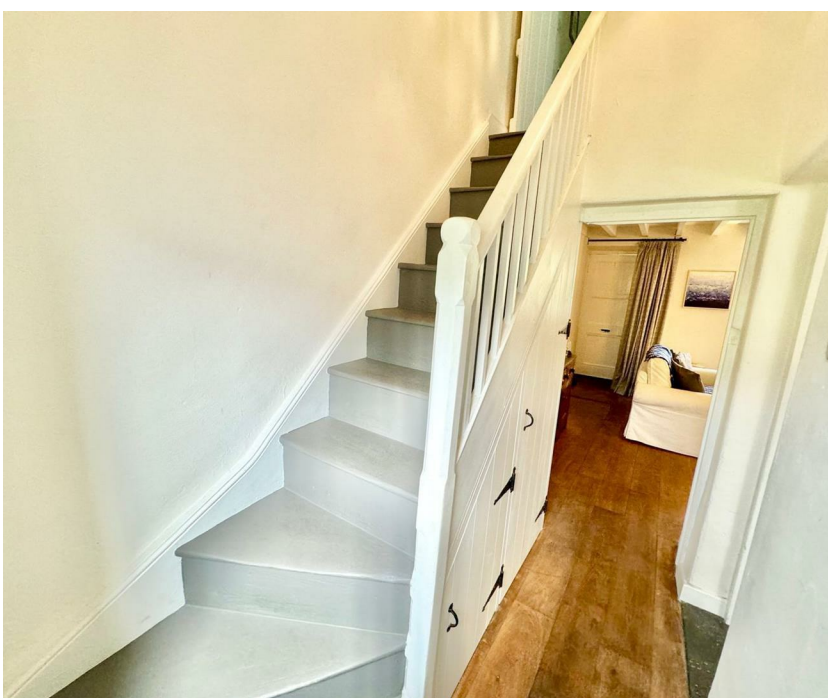
The property commands a superb setting, tucked away at the back of the churchyard enjoying open views to rear over farmland to surrounding hillside. The property is one of three similar cottages with driveway and hardstanding providing parking for several vehicles. Lawned garden with a variety of established shrubs and plants, decorative patio area, enjoying views over open farmland to hillside, covered outside seating and dining area, ideal for alfresco entertaining. Rear courtyard with stone built outside shed, which also has plumbing for automatic washing machine. In addition to the structured garden at the side, there is a wildflower garden, which is located to the rear of the parking space and is suitable for alternative use if required. Please refer to Agent's note for Overage Clause.

### Agent's Note

1. The property is Grade II listed.
2. The wildflower meadow and part of the garden is subject to an 'Overage Clause' which is triggered if planning consent is given for any future residential development (please ask Agent for further information).
3. Right of way access for neighbour (No.2) runs to right hand side of gable wall across rear courtyard.

### Services

Mains water, electricity and drainage are connected to the property, electric heating and log burning stove is provided.





## 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.

## Council Tax

Conwy County Borough Council - Council Tax Band - A

## Directions




Proceed into the village of Penmachno, turning sharp right and over the bridge, immediately after the bridge, turn right down Newgate Street and a sharp left just before the Village Hall and continue up a small track and Church View will be viewed on the right hand side. Alternatively, one can approach further into the village, bare right of the Eagles Hotel towards the shop and immediately right before the shop, continue down the road turning right by the Village Hall and then right again into Church View.



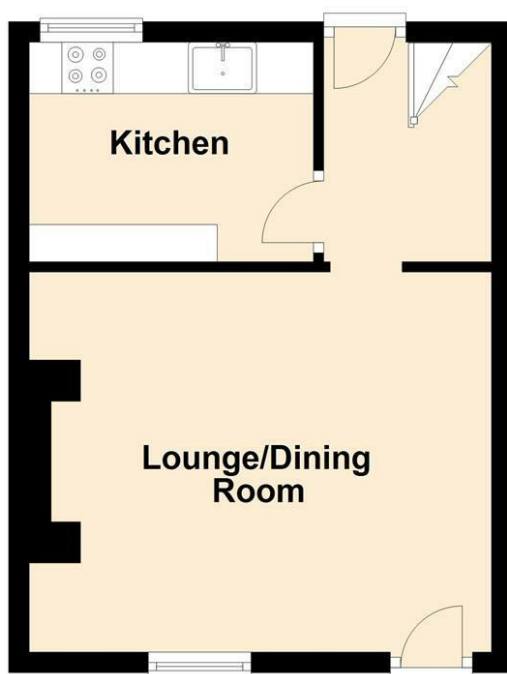






Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 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.  
Plan produced using PlanUp.

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.

## Iwan M Williams Estate Agents

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