



Penmachno Hall,
Penmachno LL24 0YE

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£795,000

An impressive former Rectory set in two and a half acres of private grounds, in an idyllic edge of village setting within the Snowdonia National Park.

VIEWING HIGHLY RECOMMENDED.

Dating back to 1862, Penmachno Hall is a substantial double fronted character country house, surrounded by beautiful countryside on the edge of Penmachno Village on the approach to the largely undiscovered Glasgwm Valley. A beautifully presented home, providing versatile accommodation, either as a large family home, country guest house, or luxury self catering accommodation. In addition to the main house, there is a 2 bedroom detached cottage - The Coach House a self contained luxury holiday let providing additional income source. The main house offers superb well appointed accommodation with an impressive hallway, 3 reception rooms with feature fireplaces, high ceilings, garden room and a superb dining kitchen with handmade units and an 'AGA' cooking range. The grounds are beautiful, comprising spinney and landscaped gardens, fronted by the Glasgwm river. From the doorstep, there is access to wonderful forest walks, secret waterfalls and a popular pony trekking centre.



Location

In the heart of Snowdonia within 7 miles of the inland tourist resort of Betws y Coed. The area is renowned for its natural beauty and wonderful outdoor activities to include bike trails, Zip World, Go Below and Snowdonia Adventure Park.

PENMACHNO HALL

A substantial house, currently a country Guest House but would easily convert back into a fine family home. Previously five en-suite bedrooms, but currently set up as three en-suite bedrooms at first floor level, together with self contained one bedroom apartment, which is currently let out as an Air B&B holiday let.

Reception Hall

Impressive feature balustrade staircase to first floor level and enclosed slate staircase to rear, leading down to cellar.

Drawing Room: 14'3" x 15'8" (4.35m x 4.8m)

With large bay window overlooking front enjoying views, feature fireplace.

Front Office / Study 13'5" x 11'9" (4.1m x 3.6m)

Large window overlooking front, feature recess fireplace housing multi fuel stove.

Dining Room 14'1" x 16'2" (4.31m x 4.93m)

Overlooking side garden.

Lounge: 14'2" x 9'3" (4.33m x 2.84m)

Feature fireplace with inset stove, access to side Garden Room.

Garden Room 16'11" x 8'7" (5.17m x 2.62m)

Slate floor, French doors leading to outside.

Dining Kitchen 21'8" x 12'3" (6.61m x 3.74m)

Bespoke hand made units, porcelain Belfast style sink, Aga range cooker, window and door to outside rear.

Utility / Laundry Room

Together with Cloak Room having w.c. and wash basin.



First Floor

Spacious landing, rear half landing leads to Bedroom 1 and en-suite Bathroom.

Bedroom 1 12'1" x 15'4" (3.7m x 4.68m)

Twin aspect, rear views.

En-suite Bathroom 7'4" x 6'1" (2.25m x 1.86m)

Jacuzzi bath, shower above, low level w.c. and wash basin.

Bedroom 2 13'1" x 14'0" (4.0m x 4.28m)

Double room with en-suite Shower Room and built in wardrobe.

Bedroom 3 13'1" x 11'10" (4.0m x 3.61m)

Overlooking front enjoying views, built in alcove cupboards, en-suite Shower Room.

Suite Apartment

Formerly 2 en-suite bedrooms.

Lounge/Dining Room/Kitchen 15'10" x 14'0" (4.83m x 4.27m)

Lounge and Dining with window overlooking front, built in cupboard. Kitchen - fitted base and wall units and integrated appliances.

Bedroom En-suite

Double bedroom overlooking rear enjoying views. En-suite bathroom with roll top bath, wash basin and w.c.

THE COACH HOUSE

Open plan ground floor Lounge and Dining Kitchen (7.84m x 3.29m) extending to 4.4m in Lounge area.

Lounge with feature stone wall and raised hearth, window to front elevation.

Dining Kitchen with range of fitted base and wall units and integrated appliances.

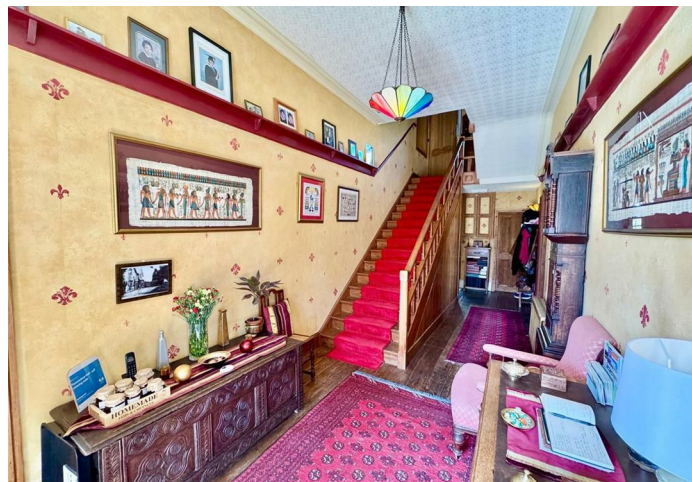
Inner Hallway with stairs either side leading to bedrooms.

Rear Bathroom 8'5" x 5'7" (2.57m x 1.72m)

'P' shaped jacuzzi bath with shower above, w.c. and wash basin. Separate w.c. low level suite and wash basin.

Bedroom 1 12'10" x 11'1" (3.93m x 3.38m)

With exposed 'A' frame roof timber and vaulted ceiling.



Bedroom 2 11'10" x 12'8" (3.61m x 3.88m)

Vaulted ceiling and 'A' frame roof timber.

Viewing

All viewings strictly arranged via the selling agents - IMW Estate Agents 01492 642551 or enq@iwanmwilliams.co.uk

Services

Mains water and electricity is connected. Oil fired central heating to main house, bottled LPG to coach house, septic tank drainage.

Directions

From the A5, follow the B4406 from Conwy Falls, following the brown tourist signs for Ty Mawr National Trust property. Continue through the village of Penmachno, over the stone bridge to The Eagles Hotel (Village Inn). Fork right and immediately left at the Londis shop and follow the road over a stone bridge, whereby Penmachno Hall will be viewed on the right hand side.

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

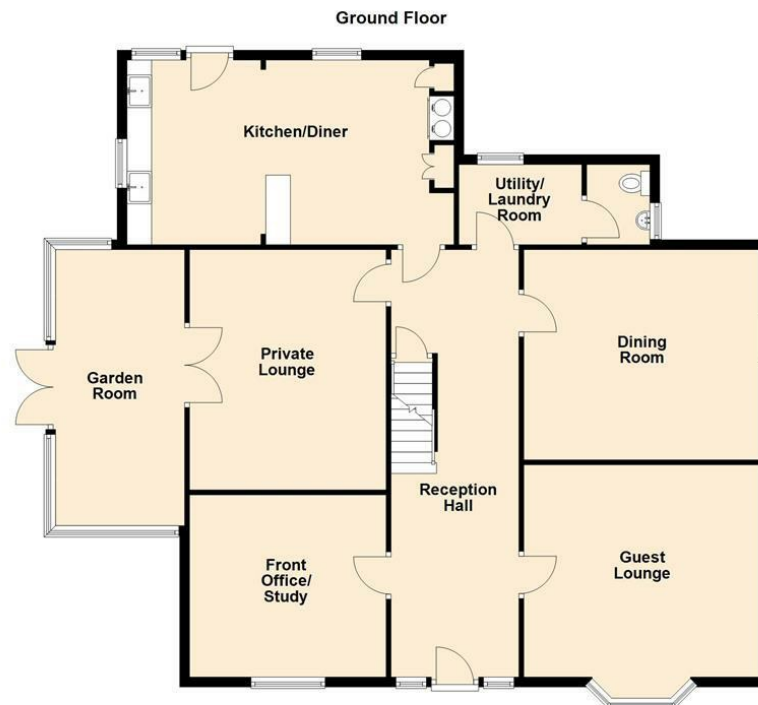
UK driving licence. **EVIDENCE OF ADDRESS:** a bank, building

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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		71
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales EU Directive 2002/91/EC 		



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

5 Denbigh Street
Llanrwst
Conwy
LL28 0LL

Tel: 01492 642551
Email: enq@iwanmwilliams.co.uk
Web: <https://www.iwanmwilliams.co.uk>

