



The Coach House Walshaw Avenue
Colwyn Bay, North Wales LL29 7UY

£595,000



STERLING

ESTATE AGENTS & VALUERS

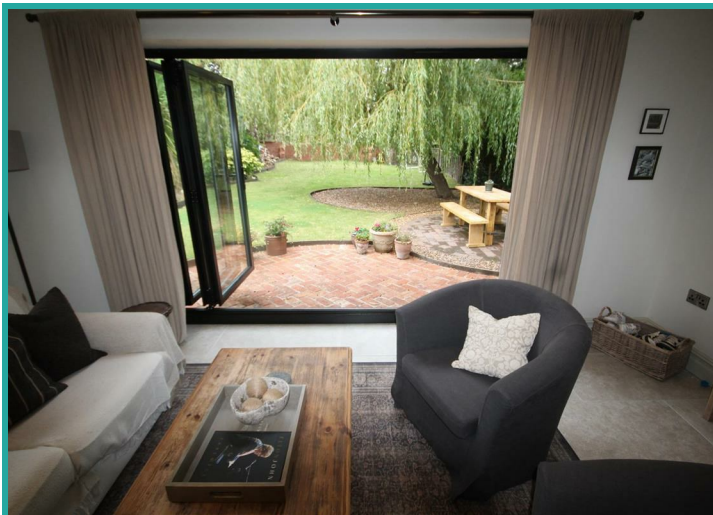
Located off Lansdowne Road in the conservation area, this outstanding COACH HOUSE conversion with OLD HAYLOFT ANNEXE presents a unique opportunity to acquire a most exquisite home featuring a highly specified character interior, seamlessly blending modern comforts with traditional charm.

Overall the property features 3 SPACIOUS RECEPTION ROOMS, providing ample space for both relaxation and entertaining. With 3 BEDROOMS and 3 BATHROOMS this home is perfect for families or those seeking extra room for guests, ensuring convenience and privacy for all occupants.

One of the standout features of this property is the adjoining OLD HAYLOFT annexe suite, which offers versatility for various living arrangements, whether it be for extended family, guests, or even as a home office.

The private gardens and courtyard create a tranquil outdoor space, ideal for enjoying the fresh air and hosting gatherings.

Additionally, the property includes parking for three or more vehicles (and space for a garage/car port at the side, subject to planning) a valuable asset in this prime residential location. With its blend of character, space, and modern amenities, this unique home is a rare find in North Wales, with easy access to the A55. Manchester Airport is about an hour fifteen minutes away. Do not miss the chance to make this exceptional property your own. Tenure Freehold, Council Tax Band E. EPC 63D Potential 78C Ref CB7962



Entrance

Stable front door to Hall, cloaks cupboard and shelving, central heating radiator, oak sliding door

Superb Open Plan Living Kitchen

25'11" x 15'8" (7.9 x 4.8)

An impressive room featuring a 3 panel double glazed bi-folding doors to rear gardens, 3 double glazed windows, tiled floor, 2 central heating radiators, the kitchen area features a range of base cupboards and drawers with solid wood grain work top surfaces, double Belfast sink unit, built in dishwasher, hot water tap, pan drawers, cooker extractor hood, Rangemaster 5 ring gas range, built in fridge freezer, tall larder cupboard, inset ceiling lighting, integrated washing machine

Cosy Sitting Room

15'5" x 10'5" (4.7 x 3.2)

Central heating radiator, 3 double glazed windows, stone open fireplace, under stairs cupboard, parquet flooring, coved ceilings, fitted storage cupboards and shelving in each alcove

The Old Hay Loft

Large Open Plan Living Room and Fitted Kitchen

17'3 x 16'3 (5.26m x 4.95m)

Under floor heating, double glazed french doors to rear courtyard garden, boiler cupboard housing the gas central heating boiler, range of base cupboards and drawers with solid wood grain work top surfaces, built in fridge, sink unit, 2 tall floor to ceiling double glazed windows, breakfast bar, stairway to mezzanine level

Shower Room

Walk in shower, central heating radiator, double glazed, w.c, wash hand basin, part panelled walls, tiled floor

Mezzanine Bedroom

13'9 x 8'6 (4.19m x 2.59m)

Double glazed velux window, exposed 'A' frame roof truss with glass panels

First Floor

Stairway off the Living Room to First Floor and Landing, double glazed

Bedroom 1

13'1" x 10'1" (3.99 x 3.08)

Central heating radiator, 2 double glazed windows, fitted 4 door wardrobe unit

En Suite Shower Room

9'2" and 5'6" x 3'10" (2.8 and 1.7 x 1.19)

Walk in shower in a tiled recess, double glazed velux, wash hand basin, w.c, part panelled walls, wall mirror

Bedroom 2

15'4 x 9'1 (4.67m x 2.77m)

Feature cast fireplace, central heating radiator, double glazed, access to boarded loft, gas central heating boiler

Bathroom

6'10" x 5'6" (2.1 x 1.7)

Panel bath, shower unit, screen, wash hand basin, heated towel radiator, w.c, wall mirror, part panelled and tiled walls, tiled floor

The Gardens

The gardens are a lovely feature of the property having a cottage influence, stocked with colourful flower beds and borders, large lawn, brick patio, circular bed laid with bark and feature a weeping willow tree, garden shed. The gardens enjoy a south westerly aspect backing onto Rydal School rugby field and the cricket pitch at the side. To the side of the property is a gravel drive with space for a car port/garage, subject to planning. The enclosed courtyard is a lovely private secluded area for sitting and relaxing, long flower border and timber sleepers. To the front of the property is the original cobbled forecourt providing ample parking and turning space

AGENTS NOTE

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Market Appraisal; Should you be thinking of a move and would like a market appraisal of your property then

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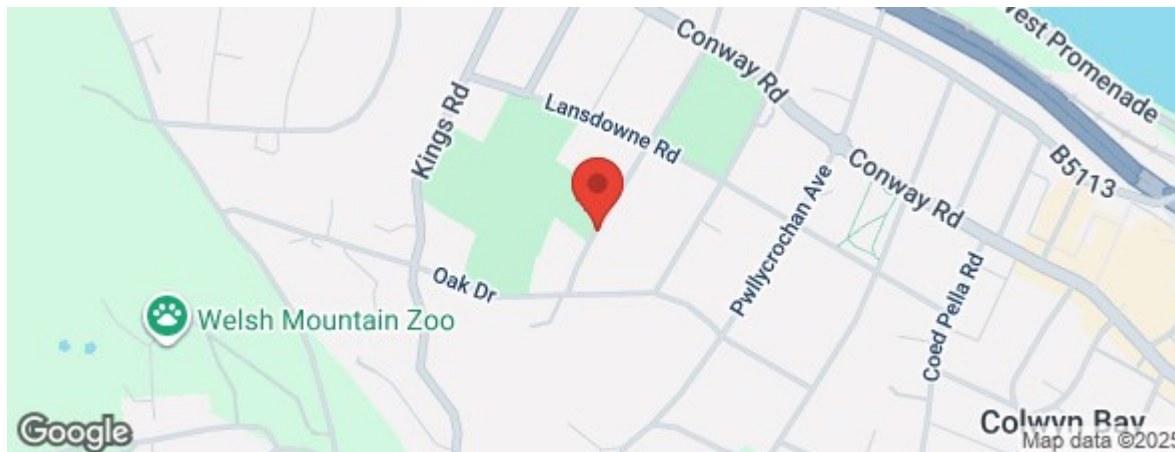
Money Laundering Regulations - In order to comply with anti-money laundering regulations, Sterling Estate Agents require all buyers to provide us with proof of identity and proof of current address. The following documents must be presented in all cases: Photographic ID (for example, current passport and/or driving licence), Proof of Address (for example, bank statement or utility bill issued within the previous three months). On the submission of an offer proof of funds is require











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