



## Quarry Cottage, Foel Road, Dyserth LL18 6AR

We are excited to bring to the market this exquisite property tucked away off Foel Road in Dyserth. Formerly two cottages, Quarry Cottage has been tastefully converted and extended to create a truly remarkable family home. With five bedrooms, two bathrooms, and four spacious reception rooms, this impressive home offers the perfect blend of space, functionality, and style.

As you enter, you'll be delighted by the character and warmth that emanates from every corner of this fantastic property. The stunning quarry backdrop adds a touch of natural beauty to the already picturesque surroundings. The thoughtful design ensures that each space is bathed in natural light, creating an inviting and airy ambiance throughout.



# Foel Road, Dyserth



The bedrooms are a true selling point of this home, one of the double bedrooms features a balcony that overlooks the quarry, providing a peaceful retreat to enjoy those magical views. The master bedroom boasts an en-suite shower room and the three remaining bedrooms are all generously sized and offer ample storage space, ensuring that every member of the family has their own comfortable space.

One of the standout features of this property is the four spacious reception rooms, providing an abundance of living space for entertaining guests or spending quality time with loved ones. Whether you desire a cosy evening by the exposed fireplace with a log burning stove, a movie night in a dedicated media room, or a relaxed gathering in the light-filled living room, this house has it all. The versatility of the reception rooms allows you to customize the space to suit your unique lifestyle.

The kitchen/diner is an impressive room which is perfect for entertaining guests and hosting diner parties. With built in appliances, a breakfast bar, large dining space and French doors that lead out onto the gardens- it has everything you need!

Parking will never be an issue with the ample parking spaces available, in addition to a convenient carport. The property's energy-efficient features, including solar panels and an EPC rating of C, not only contribute to a greener future but also help reduce energy costs.

Step outside, and you'll discover lovely cottage-style gardens that surround the house, creating a tranquil and picturesque outdoor oasis. The decking area at the front of the property offers stunning sea views, providing the perfect spot for enjoying a morning coffee or an evening drink while immersing yourself in the serene atmosphere.

This house is ideally located offering easy access to local amenities, a primary school is just a short walk away, and the A55 is easily accessed at Caerwys, yet providing a peaceful and private retreat from the hustle and bustle of everyday life. Whether you're looking for a forever family home or a relaxing weekend getaway, this property has everything you need and more.

# Foel Road, Dyserth

## **Room Measurements & Details**

Entrance Hall:

Snug: 3.80m x 3.47m

Kitchen: 4.66m x 4.56

Dining Room: 5.49m x 4.06m

Lounge: 5.03m x 3.38m

Sitting Room: 4.42m x 2.92m

Bedroom One: 4.97m x 3.43m

Ensuite Shower Room: 1.94m x 1.73m

Bedroom Two: 5.14m x 3.51m

Balcony: 5.56m x 2.79m

Bedroom Three: 4.09m x 3.82m

Bedroom Four: 3.47m x 3.18m

Bedroom Five: 3.15m x 2.35m

Bathroom: 3.57m x 2.94m

Parking: Large driveway providing ample off road parking for up to 6 vehicles. Carport at the start of the drive provides further parking.

Gardens: Decking area above the car port to the front. Spacious rear gardens with ample seating & lawned areas with a stunning back drop of the Quarry.

Gym & store room 4.53m x 3.06m-

Summer house & timber store.

Council Tax Band: E

Tenure: Freehold

Utilities: Mains electricity, water and drainage. Oil fired central heating.

The electric is currently on two separate meters.

Boiler: Located to the left of the property next to the Oil Tank.

EPC Rating: C

## **Extensions & Alterations**

Originally two cottages. Cottage one was extended first to provide the kitchen & dining room.

The two properties were then converted into one dwelling in 2022 and completed in 2023.

All building compliance & completion certificates in place for all works carried out.

Solar panels were installed in 2021 and they are owned outright.

Rights & informal arrangements

There is a shared driveway that each contribute to with an informal agreement whenever works are needed to be carried out recently tarmac as an example.

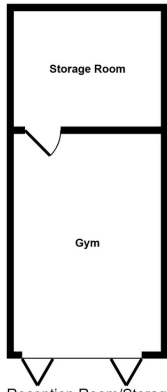
There is right of access to the neighbouring property Greystones



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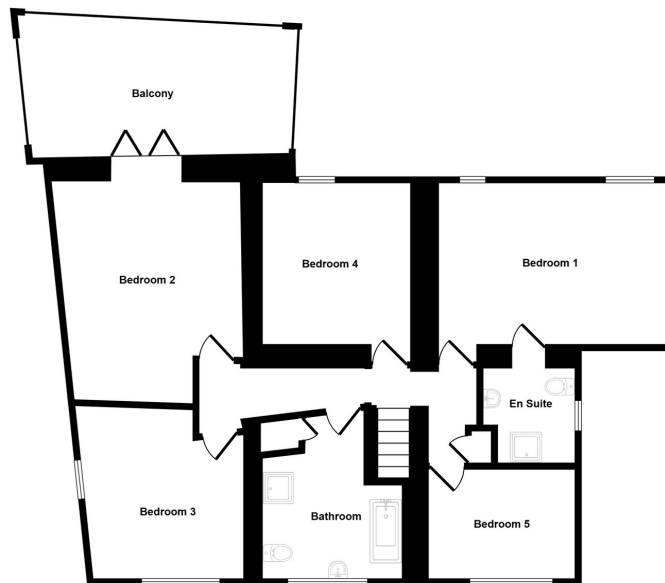
Reception Room/Storage Room  
Approx 21 sq m / 229 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Ground Floor  
Approx 107 sq m / 1155 sq ft

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First Floor  
Approx 98 sq m / 1059 sq ft

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