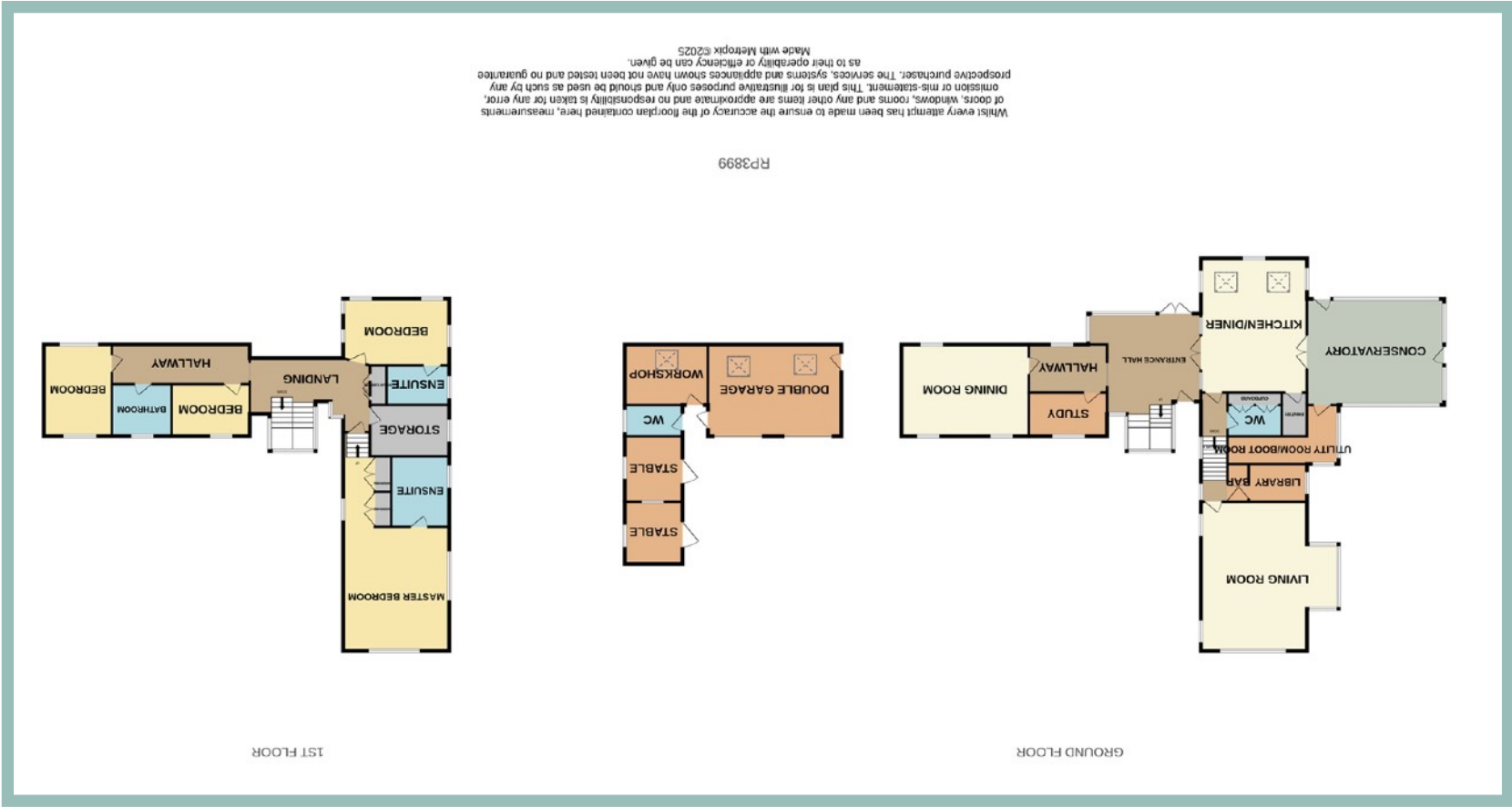


We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller.

Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers.

Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.



Stunning Four Bedroom Detached House Set Within Beautifully Landscaped Grounds & With 27 Acres Of Land With Mature Trees

Description

A stunning and spacious four bedroom detached house benefiting from a sweeping driveway and set within beautiful, landscaped grounds with far reaching hillside views. The original house dates back to 1750 and was extended in 2000 by the current owners which are interlinked by a beautiful reception hallway/atrium with glass ceiling and gallery landing linking the old building with the new seamlessly. The property benefits from double glazing throughout, underfloor heating and oil central heating and viewing is highly recommended to appreciate the spacious layout, presentation throughout, landscaped grounds, stable block and peaceful countryside location. The accommodation on the ground floor briefly comprises spacious reception hallway/atrium with double height glazed ceiling and traditional stone floor with under floor heating, Oak bi-folding doors provide access into the open plan kitchen/diner with a traditional farmhouse kitchen which compliments the house with Aga, open fireplace and Velux windows, French doors provide access into the spacious conservatory with oak flooring, floor mounted ornate cast iron radiators with French doors providing access to a private patio area overlooking the garden, a spacious lounge with dual aspect windows with oak flooring and bay window overlooking the grounds, off the lounge is a bar area with undercounter fridge and sink to prepare drinks, a door leads through into a small library with bespoke oak shelving, boot room/utility with its own entrance, in the original part of the house dating back to the 1750's is a spacious home office with built in desk area overlooking the driveway with CCTV security system, the traditional dining room benefits from stone floors, original oak beamed ceiling and large open fireplace for entertaining. upstairs an oak stair case with fully glazed half landing provides access to the gallery landing which overlooks the entrance hallway, with oak display cabinets and feature window overlooking the entrance to the front door, steps lead down to a beautiful master bedroom with built in wardrobes, dual aspect windows with views in every

direction and a good sized ensuite bathroom with separate shower and bath, a second large double bedroom with far reaching views and an ensuite shower room, across the gallery landing and back into the original part of the house where there is a hallway with original feature oak frame, there are a further two double bedrooms with original oak framed walls and a good sized family bathroom. Outside the property is accessed by a sweeping driveway where the property stands in an elevated position behind beautiful dry stone walls, a large court yard with water feature awaits with an elevated patio which overlooks the extensive grounds, a cobbled area in front of the garage provides covered off road parking for two vehicles, there is also a stable block for horses and a large garden store room/workshop. There are a further two patio areas one off the hallway/atrium surrounded by high stone walls which provide shelter, a second elevated patio area off the conservatory overlooks the garden where the grounds fall away to an extensive lawned area with a variety of mature shrubs and trees, there is also a large timber framed greenhouse and a shed. Across the private driveway in front of the property a gate provides access to a field which is roughly around 27 acres with mature trees which could be used for grazing animals.

- ✓ STUNNING & SPACIOUS FOUR BEDROOM DETACHED HOUSE
- ✓ SET WITHIN BEAUTIFULLY PRESENTED LANDSCAPED GROUNDS
- ✓ ORIGINAL HOUSE DATES TO 1750 & WAS SYMPATHETICALLY EXTENDED IN 2000
- ✓ VIEWING HIGHLY RECOMMENDED TO APPRECIATE THE PRESENTATION AND LOCATION THIS PROEPTY HAS TO OFFER
- ✓ LANDSCAPED GROUNDS WITH AN ASSORTMENT OF PATIO AND LAWN AREAS FOR ENTERTAINING
- ✓ OFF ROAD PARKING AND GARAGE WITH STABLE BLOCK ATTACHED
- ✓ PADDOCK OPPOSITE WITH AROUND 27 ACRES OF LAND
- ✓ NO CHAIN

4 Bedroom
Detached House

Tyn Y Ffynnon
Betws Yn Rhos
Abergele
LL22 8DA

£1,400,000

NO CHAIN

Reference Number: RP3899
20/03/25

Fletcher & Poole,
1A Penrhyn Avenue,
Rhos-on-Sea, LL28 4PS

Registered Company
Number 4687367

Valuation

Thinking of moving in the near future? Please do not hesitate to ask for a FREE sales valuation

Viewing

By appointment. Contact:

tel: 01492 549178
email:rhosonseas@fletcherpoole.co
m
web: www.fletcherpoole.com





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Entrance Hall
5.79m x 4.97m (19'0" x 16'4")

Lounge
6.99m x 6.23m (22'11" x 20'5") Maximum

Kitchen/Lounge/Diner
6.70m x 4.81m (22'0" x 15'10")

Pantry
2.23m x 1.68m (7'4" x 5'6")

Conservatory
6.45m x 5.00m (21'2" x 16'5")

Drinks Area
1.70m x 1.52m (5'7" x 5'0")

Library
2.01m x 1.70m (6'7" x 5'7")

Study
3.69m x 2.08m (12'1" x 6'10")

Dining Room
6.65m x 4.30m (21'10" x 14'1")

Boot Room/Utility
5.68m x 2.63m (18'8" x 8'8") Maximum

Landing
6.74m x 2.91m (22'1" x 9'7")

Master Bedroom
5.65m x 4.85m (18'6" x 15'11")

Ensuite
3.07m x 2.56m (10'1" x 8'5")

Walk In Wardrobe
3.07m x 2.06m (10'1" x 6'9")

Bedroom Two
4.83m x 3.64m (15'10" x 11'11")

Ensuite
3.02m x 1.93m (9'11" x 6'4")

Bedroom Three
3.44m x 2.72m (11'4" x 8'11")

Bathroom
2.56m x 2.51m (8'5" x 8'3")

Bedroom Four
4.54m x 3.02m (14'11" x 9'11")

Boiler/Linen
3.68m x 2.19m (12'1" x 7'2")



Location

Betws Yn Rhos is a very picturesque village and is located in between the coastal towns of Abergele And Colwyn Bay. The village has local amenities and a golf club and is close to Rhyd Y Foel village for easy access to the A55.

Directions

From our Rhos-on-Sea office turn towards the Promenade, turn right onto the Promenade and first right onto Rhos Road (B5116) continue to the traffic lights and turn left onto Brompton Avenue (B5115) Continue going straight across at the roundabout and join the A55 in the direction of Chester. Leave the A55 at the junction signposted Old Colwyn, turn right towards Old Colwyn, at the roundabout take the second exit onto Llanelian Road which turns into Dolwen Road. At the T Junction turn left onto B5381 towards Betws Yn Rhos, before Betws Yn Rhos village take a sharp right where the signpost for Rhyd Y Foel states 2 miles. Follow this road where the entrance to Tyn Y Ffynnon can be found on the left-hand side. Follow the driveway where the property can be found on the right-hand side.

Council Tax Band: “H” (provided on voa.gov.uk)

Energy Performance Rating Band E

Stable One

3.73m x 3.66m (12’3” x 12’0”)

Stable Two

3.69m x 3.62m (12’1” x 11’11”)

W.C.

6.73m x 2.39m (22’1” x 7’10”)

Garden Store

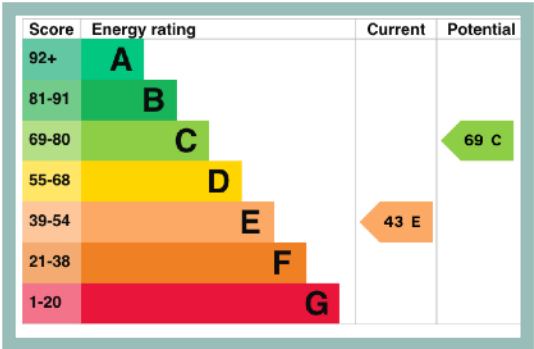
3.71m x 2.63m (12’2” x 8’8”)

Greenhouse

5.57m x 2.90m (18’3” x 9’6”)

Garage

6.73m x 5.68m (22’1” x 18’8”)



4 Bedroom
Detached House

Tyn Y Ffynnon
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Abergele
LL22 8DA

£1,400,000

NO CHAIN
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