

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.

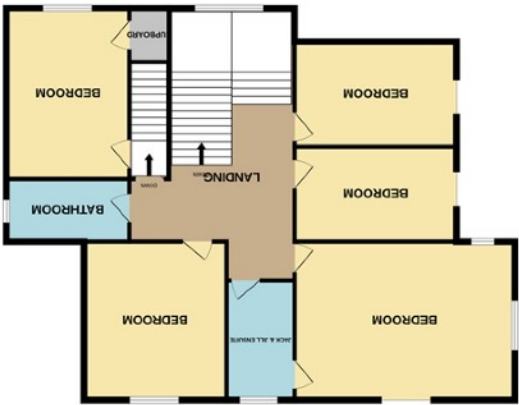
Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling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



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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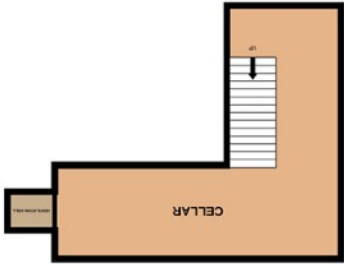
RP3965



1ST FLOOR



GROUND FLOOR



BASEMENT



The Old Vicarage
Trofarth
Abergele
LL22 8BD



Stunning Five Bedroom Detached Vicarage Set Within Beautifully Landscaped Grounds With Far Reaching Countryside Views

Description

A stunning and spacious five-bedroomed detached old Vicarage benefitting from a sweeping driveway and set within beautifully landscaped grounds with mature trees and far-reaching countryside views in every direction. The house was built in 1871 in the Arts and Craft style for the vicar of the nearby St John's Church, and has been lovingly and sympathetically restored over the last 28 years by the current owners. Every decision has been made with attention to detail so as to restore the property to its former glory, with quality local craftsmanship and original materials used at every opportunity. H & R Johnson Arts and Crafts-style tiles and original colour pallets have been used which include vintage William Morris, Farrow and Ball and Little Greene paint colours throughout. The property benefits from mullioned pitch pine casement and sash windows. A new highly efficient oil-fired heating boiler and hot water system, fitted in the past 12 months. Viewing is highly recommended to appreciate the presentation throughout, the wealth of original features, spacious layout, landscaped grounds and far-reaching countryside views. The accommodation on the ground floor briefly comprises: Original Pitch pine doors providing access to an internal porch with original stained glass windows; further doors lead to the impressive feature hallway with original tiled floor and stunning French polished Pitch pine staircase; a light and spacious living room with white marble fireplace, Stovax DEFRA approved log burner and triple aspect windows benefitting from views in every direction; library/morning room with Welsh slate fireplace with Granite mantle, bespoke oak bookcases with built-in computer stations and large picture window with views to the sea and distant Lancashire hills; a cloakroom with WC and washbasin; access door and steps to a large cellar; a good-sized kitchen with hand-crafted pine units and black granite worktops, a large walk-in pantry, integrated Miele microwave/quartz oven and Neff fridge, a food preparation sink and a four-oven electric Aga with additional ceramic hob; from here a door leads to a scullery with washing-up sink, space for fridge-freezer, pine units containing storage, hot water tank and space for dishwasher; laundry room with space for washing machine and dryer; a large Orangery wraps around the property, with Velux windows and French doors, which provides additional dining space and a lounge area, ideal for entertaining. An original and impressive Pitch pine staircase with hand-carved balustrades and finials, and a large feature window with stained

glass on the half-landing that floods the landing with light, lead to: Master bedroom with triple aspect windows with far reaching views and access to a Jack and Jill ensuite shower room, sympathetically restored with reproduction tiles; a second double bedroom with views over the driveway; a third double bedroom to the rear with views over the walled garden; a fourth smaller bedroom and a single bedroom both benefitting from views to the coast; a beautifully appointed family bathroom. There is a loft access with pull-down ladder. Outside, the property is accessed by a sweeping driveway surrounded by mature trees and shrubs, giving privacy to the house; a parking area provides off road parking for 4-5 cars with space to store a motorhome; timber-framed triple garage with electric light and power; electric car charger. The front of the property is laid to chippings with a private walled patio area off the Orangery; outside store with external tap. The side of the property is laid to lawn with flowerbeds, seating area and a Victorian-style cedar greenhouse with raised vegetable beds and mature hedging. The garden naturally leads one round into the walled garden with well stocked herbaceous borders, an Orchard with standard and fan-trained fruit trees, and soft fruit bushes. Double doors lead to the working area of the garden with a good-sized shed for storage and a compost heap, and a wild-life pond surrounded by mature trees.

- ✓ STUNNING 5 BEDROOM DETACHED VICARAGE
- ✓ BEAUTIFULLY LANDSCAPED GROUNDS
- ✓ FAR REACHING COUNTRYSIDE VIEWS
- ✓ LOVINGLY AND SYMPATHETICALLY RESTORED BY CURRENT OWNERS
- ✓ SET WITHIN APPROXIMATELY 1.3 ACRES
- ✓ VIEWING HIGHLY RECOMMENDED TO APPRECIATE THE SETTING AND LOCATION

5 Bedroom
Detached Vicarage

The Old Vicarage
Trofarth
Abergele
LL22 8BD

£795,000

Reference Number: RP3965
15/05/25

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: rhos@fletcherpoole.com
web: www.fletcherpoole.com





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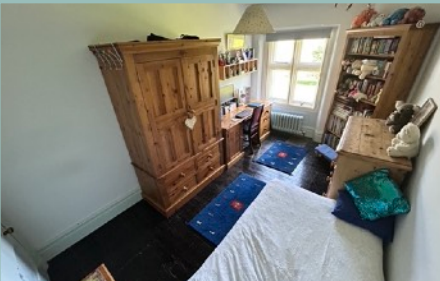
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Porch
1.79m x 1.02m (5'11" x 3'4")
Living Room
5.86m x 4.17m (19'3" x 13'8")
Library/Morning Room
5.08m x 4.32m (16'8" x 14'2")
Dining Room
4.17m x 3.79m (13'8" x 12'5")
Cloakroom
2.20m x 1.70m (7'3" x 5'7")
Kitchen
4.59m x 3.44m (15'1" x 11'4")
Larder
1.96m x 0.88m (6'5" x 2'11")
Scullery
3.56m x 3.19m (11'8" x 10'6")
Laundry Room
2.53m x 1.38m (8'4" x 4'6")
Cellar
7.62m x 6.75m (25'0" x 22'2") Maximum

Orangery
6.42m x 6.22m (21'1" x 20'5")
Boiler Room
1.90m x 0.96m (6'3" x 3'2")
Master Bedroom
5.87m x 4.14m (19'3" x 13'7")
Jack & Jill Bathroom
2.81m x 1.81m (9'3" x 6'0")
Bedroom Two
4.25m x 3.80m (14'0" x 12'6")
Bathroom
3.45m x 1.67m (11'4" x 5'6")
Bedroom Three
4.62m x 3.41m (15'2" x 11'2")
Bedroom Four
4.27m x 2.63m (14'0" x 8'8")
Bedroom Five
4.38m x 2.61m (14'5" x 8'7")



Location

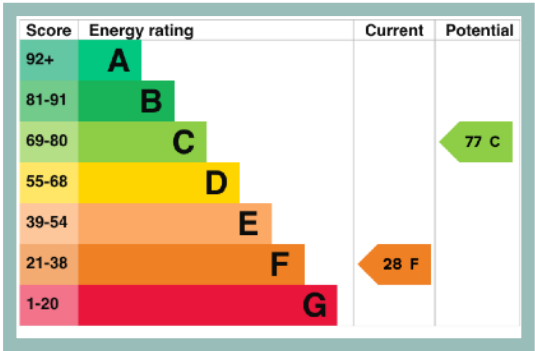
Located in the hills above the Upper Colwyn Bay area of Colwyn Bay which is a popular residential area with local school and shops. Colwyn Bay has a variety of shops and amenities and the A55 is approximately seven miles/15 minutes distant.

Directions

From our Rhos On Sea office turn towards the Promenade, turn right onto the Promenade and first right onto Rhos Road, continue to the traffic lights and turn left onto Brompton Avenue, continue going straight ahead at the roundabout, and crossing above the A55, at the mini roundabout turn left and take the first right onto Kings Road signposted to the Zoo, turn right onto the Old Highway, left onto Llanrwst Road, continue up the hill and travel along this road passing through Upper Colwyn Bay and the village of Bryn Y Maen, Follow the road for several miles where you take a left hand turn sign posted Trofarth, if you get to the Holland arms you have gone too far, follow this road and when it forks off keep left, and The Old Vicarage can be found on the left hand side, 100 yards past the next turning to the right and before reaching the old St John’s Church.

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

Energy Performance Rating Band F



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