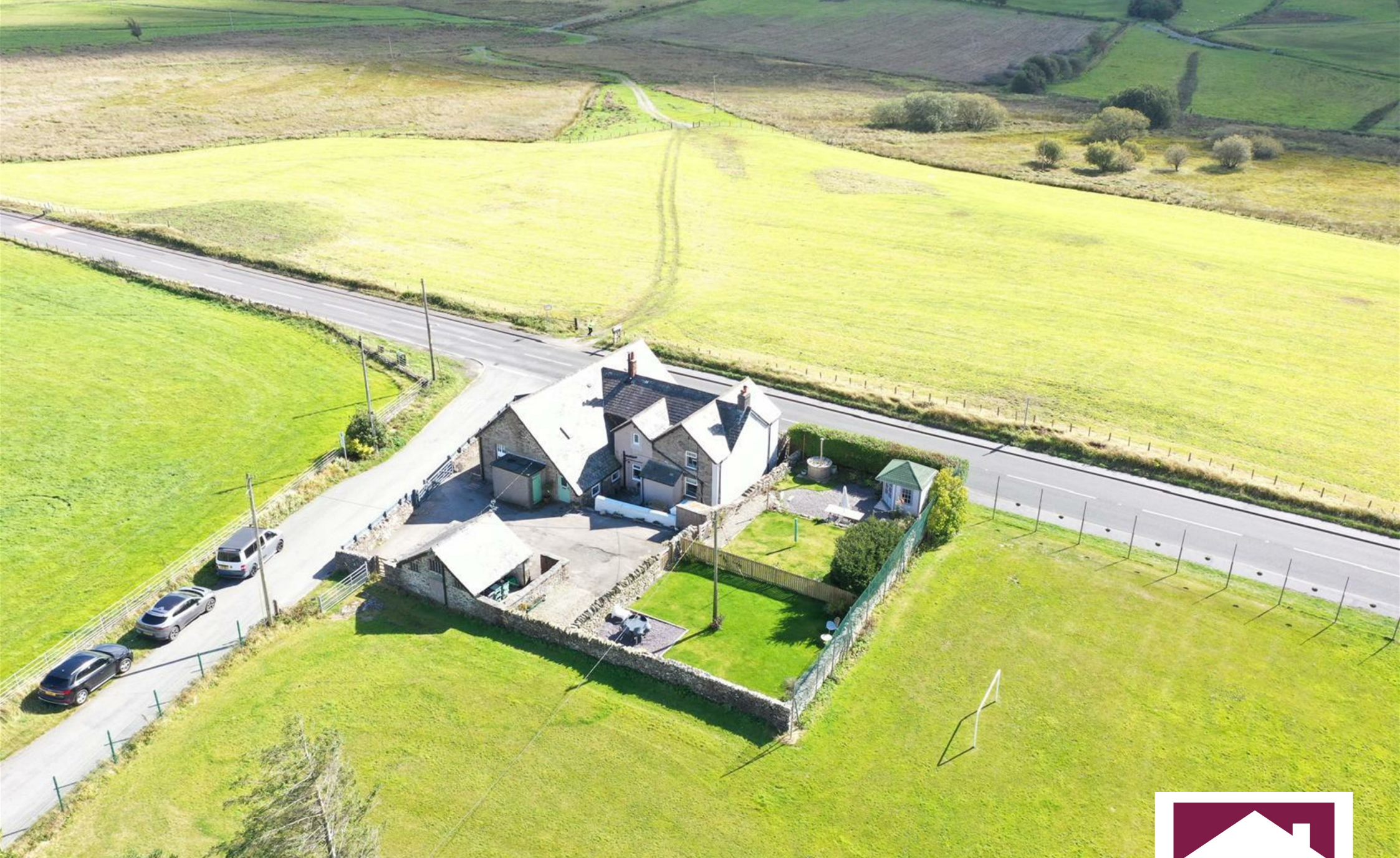




House and Old School
Glasfryn Cerrigydrudion LL21 0RY

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£560,000

A Former Village School and Schoolhouse – Now a Stylish Home with Successful Holiday Letting Annexe

VIEWING HIGHLY RECOMMENDED - NO ONWARD CHAIN.

Tenure: Freehold. EPC Rating - D. Council Tax Band - C.

A beautifully restored former school and adjoining schoolhouse, now offering a charming three-bedroom family home together with a 3 bed 2 bathroom self-contained annexe, currently run as a successful holiday let. The property combines character, history and modern living, making it ideal as both a home and income opportunity.

The former school has been thoughtfully converted to create a self-contained unit with its own entrance, private garden area, and stylish interior. Currently operating as a holiday let with established income, the annexe benefits from full planning consent for ongoing use as guest accommodation.

The property enjoys enclosed gardens for both the main house and the annexe, offering privacy for owners and guests. The former schoolyard provides ample off-road parking. Surrounded by stone boundary walls, the property sits proudly in its rural edge-of-village setting with far-reaching countryside views.

A rare opportunity to acquire a piece of local history, thoughtfully converted into a stylish home with income potential, in a beautiful and accessible North Wales location.



Location

Conveniently positioned alongside the A5 on the rural edge of the village, the property is within easy reach of local shops, schools and amenities, as well as the surrounding countryside of North Wales and Snowdonia National Park. An excellent location for exploring coast and country alike.

Central heating and double glazing throughout.

Retained period features including exposed beams, original stonework and arched windows.

The Annexe is available furnished and as a going concern for immediate continuation of the established holiday letting business.

Accommodation Affords:
(approximate measurements only)

Main House:

Covered Front Entrance:

Leading To:

Small Entrance Hall:

With staircase leading off to first floor level.

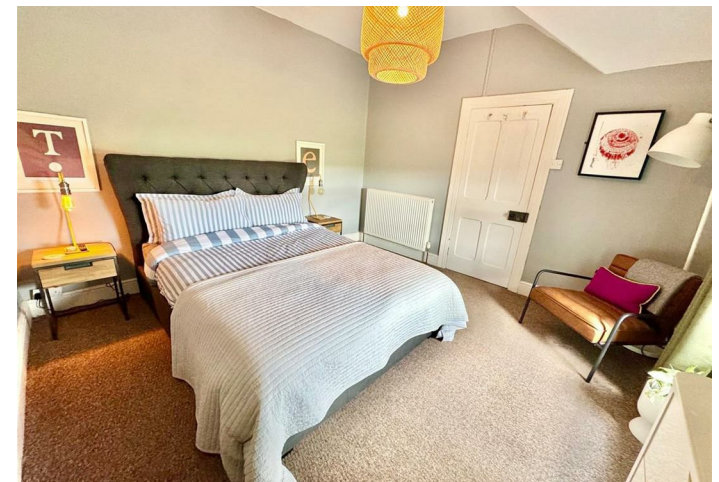
Open Plan Kitchen/Dining/ Sitting Room 23'3" x 11'9"
(7.1m x 3.6m)

Kitchen: Stylish range of base and wall units with quartz worktops, exposed stone wall to one side, inset porcelain 2 bowl Belfast style sink, cooking range in recessed former fireplace surround, inset spotlighting, UPVC double glazed window to rear elevation, integrated dishwasher, tall larder cupboard, space for fridge freezer, herringbone timber effect flooring.

Dining Area: feature stone inglenook fireplace housing log burning stove, slate lintel above, column radiator, picture rail, UPVC double glazed window overlooking front, beamed ceiling.

Utility Room: 8'2" x 5'5" (2.51m x 1.67m)

With low level w.c, vanity washbasin, plumbing for automatic washing machine, wall mounted Worcester boiler for central heating and hot water, base and wall units, column radiator. Rear entrance porch with composite rear door.



Lounge: 13'9" x 12'2" (4.21m x 3.72m)

Column radiator, picture rail, UPVC double glazed window overlooking front enjoying views, t.v point, recessed shelving, mock cast iron fireplace surround.

First Floor Landing:

Radiator.

Bedroom 1: 13'9" x 9'2" (4.2m x 2.8m)

Slate and cast iron fireplace surround, radiator, UPVC double glazed window overlooking front.

Bedroom 2: 10'10" x 11'10" (3.31m x 3.63m)

Radiator, UPVC double glazed window overlooking rear, access to roof space.

Bedroom 3: 11'9" x 12'0" (3.6m x 3.66m)

Radiator, UPVC double glazed window overlooking front with views.

Bathroom: 8'10" x 5'2" (2.7m x 1.6m)

Luxury four piece bathroom comprising shower enclosure, freestanding bath with mixer taps shower adapter, low level .w.c, wash basin, column radiator, tiled walls and flooring.

ANNEXE - LETTING COTTAGE

Front entrance with composite double front door, small reception hall with quarry tiled floor, cloak hooks and radiator.

Lounge: 17'6" x 21'1" (5.34m x 6.45m)

Attractive parquet flooring, t.v point, exposed roof timber, UPVC double glazed windows overlooking front and side elevation enjoying countryside views, three radiators, feature stone surround recessed fireplace with multi fuel stove, twin timber and glazed doors leading to:

Dining/Kitchen 17'5" x 20'9" (5.32m x 6.34m)

Fitted range of base and wall units with complementary worktops, range cooker, canopy extractor over, plumbing for dishwasher, integrated wine cooler, tall cupboard housing fridge freezer, floor mounted central worcester central heating boiler, built in utility cupboard with plumbing for automatic washing machine, light connected. Door leading to:

Rear Hallway:

Quarry tiled floor, wall paneling, built in storage cupboards, radiator, composite double glazed rear door.



Cloakroom:

Low level w.c and wash basin, half tiled walls and extractor fan.

Enclosed staircase from kitchen leading to first floor:

Landing:

Sky light window, radiator, built in storage cupboards.

Bedroom 1: 17'1" x 11'1" (5.23m x 3.4m)
sky light windows and UPVC double glazed windows
overlooking front and side elevation enjoying views, t.v point
radiator.

En-suite

Corner shower enclosure, low level w.c, pedestal wash hand
basin, ladder style heated towel rail.

Bathroom: 10'9" x 6'6" (3.28m x 1.99m)
Four piece suite comprising roll top free standing bath, shower
enclosure, low level w.c, and wash basin, ladder style heated
towel rail, radiator.

Bedroom 2: 12'6" x 7'4" (3.83m x 2.26m)
Radiator, sky lights.

Bedroom 3: 17'5" x 9'10" (5.33m x 3m)
UPVC double glazed windows to rear and side elevation,
radiator, t.v point.

Council Tax Band:

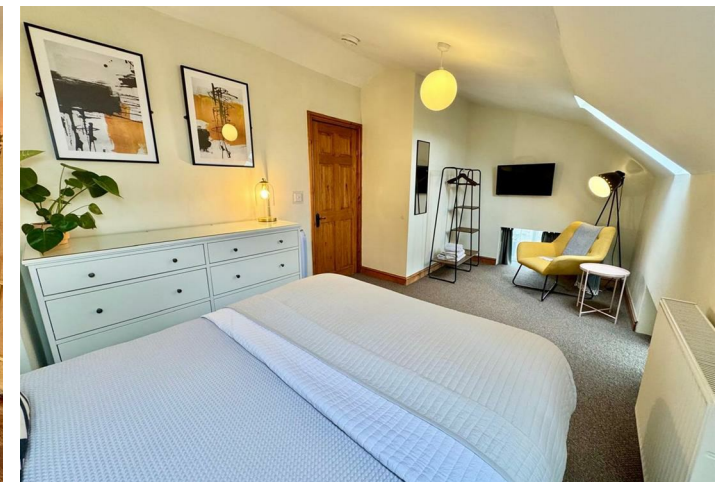
Conwy County Borough Council tax band C

Viewing: Llanrwst

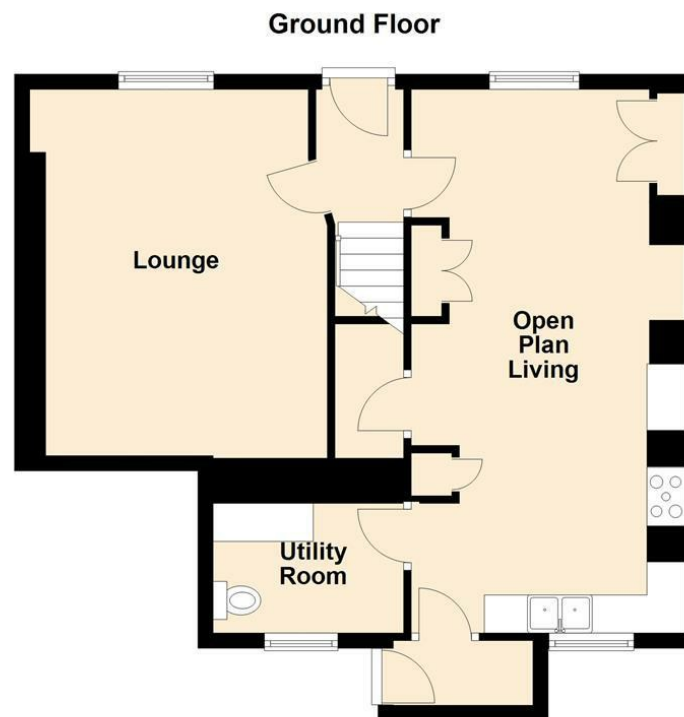
By appointment through the agents, Iwan M Williams, 5
Denbigh Street, Llanrwst, LL26 0LL, tel 01492 642551, email
enq@iwanmwilliams.co.uk

Proof of Identity:

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		76
(55-68) D	61	
(39-54) E		
(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 option must be treated as given on the same basis as these particulars.

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