

We endeavor 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 traveling some distance to view the property.

www.fletcherpoole.com

Fletcher & Poole
DIAMOND COLLECTION



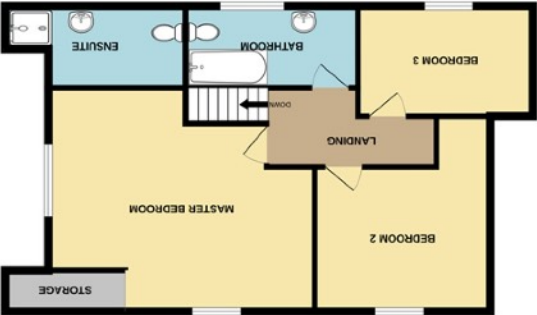
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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RP3901



GROUND FLOOR



1ST FLOOR



LOFT



4 Church Close
Lansdowne Road
Colwyn Bay
LL29 7YD

Unique Three Bedroom Former Church, Beautifully & Sensitively Converted To Retain Many Original Features In A Highly Desirable Conservation Area

Description

An exceptional opportunity to purchase this unique three bedroom recently transformed church which has been beautifully & sensitively converted to a high standard into a modern open plan living space filled with light yet retaining many original features including a magnificent stained glass window, high ceilings and exposed beams.

Situated on one of the most prestigious roads in a highly desirable conservation area of Colwyn Bay. Walking distance to the local shops, schools, promenade, beach & other amenities.

The original church dates back to 1908

Passing the walled frontage, through the original iron gates, a short path leads to the front door which is sheltered by the original timber arched entrance porch with double wooden church doors into the open plan living area which seamlessly transitions into an open plan kitchen and dining area with central island. Bathed with light from the from the stunning stained glass window at one end and double French doors out onto the garden. There is also a useful separate utility room and cloakroom on the ground floor.

Glass balustrade staircase leads up to the first floor landing where the Master Suite has vaulted ceilings and original exposed beams and a feature internal window overlooking the stunning stained glass window below, ensuite shower room and storage area.

Two further bedrooms and bathroom, all featuring stained glass windows. Access into the loft rooms, which are fully boarded is via a drop-down ladder but has potential for further conversion.

Externally the property is set within its own grounds with off road parking, the plot is approximately 1/4 of an acre, electric car charging points will be installed.

A lovely enclosed garden with a mixture of lawn and patio seating area is accessed via French doors to the rear of the property extending into another spacious

lawned garden to the side, all surrounded by old stone walls forming the boundary to the road.

Benefitting from gas central heating throughout and a 10 year building warranty this unique property needs to be seen to fully appreciate the sensitive conversion, original features and highly desirable location.

- ✓ UNIQUE THREE BEDROOM RECENTLY TRANSFORMED CHURCH
- ✓ BEAUTIFULLY & SENSITIVELY CONVERTED
- ✓ RETAINING MANY ORIGINAL FEATURES
- ✓ STUNNING STAINED GLASS FEATURE WINDOW
- ✓ LIGHT FILLED OPEN PLAN LIVING/KITCHEN/DINING SPAC
- ✓ OFF ROAD PARKING WITH ELECTRIC CAR CHARGING POINT
- ✓ ENCLOSED REAR & SIDE GARDEN SURROUNDED BY ORIGINAL STONE WALLS
- ✓ SITUATED IN A HIGHLY DESIRABLE CONSERVATION AREA
- ✓ WALKING DISTANCE TO THE LOCAL SHOPS, SCHOOLS, PROMENADE, BEACH & OTHER AMENITIES
- ✓ NO ONWARD CHAIN

3 Bedroom
Former Church

4 Church Close
Lansdowne Road
Colwyn Bay
LL29 7YD

£449,950

Reduced From £495,000
NO CHAIN

Reference Number: RP3901
26/03/25

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: rhosonseafletcherpoole.com
web: www.fletcherpoole.com





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Lounge/Kitchen/Diner

36'1" x 23'3" (10.99m x 7.10m)

Utility Room

7'11" x 5'2" (2.40m x 1.57m)

Cloakroom

6'1 x 4'9" (1.84m x 1.45m)

Master Suite

18'2" x 12'9" (5.55m x 3.89m)

Ensuite

11'8" x 5'4" (3.55m x 1.61m)

Bedroom Two

12'0" x 10'3" (3.67m x 3.12m)

Bedroom Three

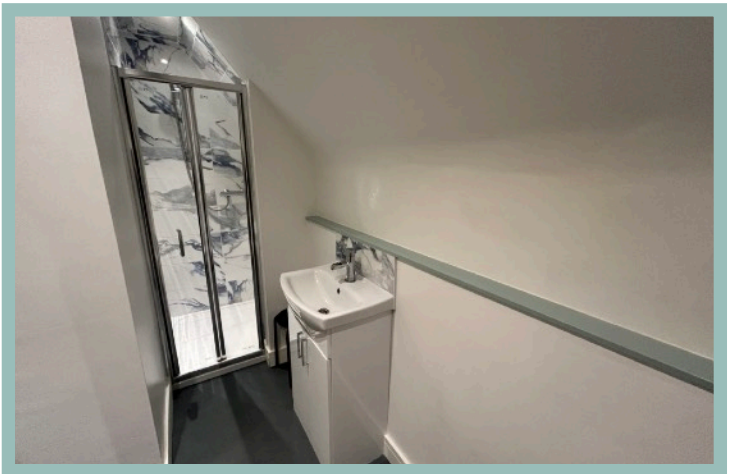
11'11" x 7'10" (3.63m x 2.38m)

Bathroom

11'9" x 5'5" (3.58m x 1.65m)

Loft

36'3" x 12'2" (11.04m x 3.71m)



Location

The property is situated in a sought after area perfectly located for the A55 and all local amenities and within an hours drive of Chester and the motorways beyond. The property is neighboured by Rydal Penrhos School.

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 ahead at the roundabout and crossing above the A55. At the mini roundabout turn left and take the first right onto Kings Road.

Council Tax Band: TBC

Energy Performance Rating Band C



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