

exp[®]

LUXURY



PIPERS HILL

GARTH ROAD, GLAN CONWY,
COLWYN BAY, LL28 5TD

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TOTAL APPROX. FLOOR AREA 7,248 SQ FT

THERE ARE HOMES THAT HAVE A VIEW. AND THEN THERE ARE HOMES THAT ARE BUILT ENTIRELY AROUND ONE. PIPERS HILL, IS FIRMLY, AND BREATHTAKINGLY, THE LATTER. IT'S AN EXCEPTIONAL HOME WITH APPROXIMATELY 6.7 ACRES, WHERE A FOUR-BEDROOM MAIN RESIDENCE, SELF-CONTAINED ANNEXE, EQUESTRIAN FACILITIES AND A SECLUDED WOODLAND LOG CABIN COMBINE TO CREATE SOMETHING THAT IS, QUITE SIMPLY, IN A CLASS OF ITS OWN.



SCAN TO
VIEW OUR
VIDEO TOUR.

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THE PROPERTY

Pipers Hill is a home where every decision, from the orientation of the building to the specification of each finish, reflects an uncompromising vision. The current owners have invested significantly in the property, undertaking a programme of substantial renovation and remodelling that has transformed it into the exceptional home it is today. Every element has been approached with absolute intention, and the result is a residence that feels conceived as a whole rather than accumulated over time.

Generous proportions flow throughout with room dimensions and internal volumes that feel genuinely luxurious rather than simply adequate. The architectural language is clean, considered and confident. It's a home that wears its quality quietly, allowing the workmanship and the setting to do the talking.

Light is everywhere. The rear elevation showcases panoramic windows and expansive bifold doors that dissolve the boundary between inside and out, drawing the eye across the Conwy Valley in a way that never loses its power, whether you are cooking breakfast or watching the last light leave the hills with a glass in hand.

This is a home built for a life well lived, spacious enough to breathe, refined enough to impress, and designed with the kind of thoughtful detail that only reveals itself fully once you are living within it.

DISTANCES

- CONWY - 15 MINS
- COLWYN BAY - 15 MINS
- LLANDUDNO - 20 MINS
- RHOS-ON-SEA - 15 MINS
- SNOWDONIA NATIONAL PARK - 30 MINS
- A55 NORTH WALES EXPRESSWAY - approx 10 MINS
- M56 - 45 MINS
- M6 - 60 MINS
- CHESTER - 60 MINS
- LIVERPOOL - 75 MINS
- MANCHESTER - 90 MINS



ACCOMMODATION IN BRIEF

- Vestibule/ porch
- Entrance hall
- Living room
- Cinema room
- Study
- Open plan kitchen with living and dining
- Separate utility/ laundry
- Boot room
- Sauna
- Primary suite with dressing room and luxe ensuite
- 3 Further bedrooms (all ensuite)

UPPER FLOOR ANNEXE

(separate & internal entrances)

- Open plan lounge dining
- Kitchen
- Bedroom with dressing room
- Shower room
- Storeroom



OUTSIDE

- Approx. 6.7-acre plot
- Approx. 3 acres of woodland
- Remote gated access
- Private gravel driveway
- Quadruple garaging
- South facing rear gardens
- Covered and open wrap-around rear terracing
- Covered hot tub

OTHER ACCOMMODATION / OUTBUILDINGS

- Woodcutters Cabin - self-contained 1 bedroom with hot tub & sauna
- Studio
- Caravan
- Horse shelter
- Stables, tack/storeroom & manège
- Barn, Shed & Workshop





GROUND FLOOR

A naturally lit and spacious vestibule welcomes arrivals before leading through to a wide entrance hall finished with beautiful Russian Oak flooring coordinating with all internal solid wood doors. From here, a dedicated and sizable study sits quietly off to one side; a calm space for those who work from home and value the quiet separation it brings.

The living room to the rear is large without feeling excessive. An open fireplace anchors one wall whilst full-height glazing and sliding doors open directly onto the rear covered terrace, bringing the valley into the room in a way that shifts with every season and even every hour of the day. In the evening, with the fire lit and the hills fading to dark, it is an exceptional place to be.

The open plan kitchen is the kind of room that earns its reputation the moment you stand in it. A central hub it features cabinetry in a warm white finish running the full length of the space, with a long central island offering generous preparation room, dual stainless sink, gas hob and extractor, extra storage and informal seating for four diners. Multiple ovens and selective integrated appliances throughout are specified to a high standard, and the whole room opens at one end through to a living space and a full-width aspect that frames the valley as naturally as any painting ever could.

The dining room opens from the kitchen; a beautifully proportioned space with large picture windows and bifold doors to the covered terrace on two sides. It is a room that works as easily for a relaxed family dinner as it does for entertaining on a larger scale with space for 10+ diners.

The cinema room is exactly what a cinema room should be. Dark acoustic panelling, a large projection screen and Dolby Digital surround sound deliver an experience that rivals anything you will find outside your own four walls, whether that is a Friday night film or a Saturday afternoon with the match on the big screen.

The indulgent primary suite is positioned apart from the rest of the accommodation, with bifold doors opening directly onto the rear covered terrace and the valley beyond. The walk-in dressing room is generous and well-considered, but it is the ensuite that genuinely stops you in your tracks.



A dual basin set within a floating vanity unit sits behind a nib wall, creating a natural division within a bathroom of real scale. Beyond the nib wall, a deep freestanding bath takes centre stage, positioned against a full wall of glass with the Conwy Valley laid out in front of you – uninterrupted, unhurried and entirely yours. A remote privacy screen and a wall-mounted TV ensure that whether it is a Sunday morning soak or a late evening wind-down, there is no reason to take your eyes off that view. To the rear, a generous walk-in wet zone and separate WC complete a bathroom that has been thought about as carefully as any room in the house. It is the kind of ensuite that stays with you long after the viewing.

Three further bedrooms occupy this level, each designed for tranquillity and finished to a consistently high standard with warm neutral carpets, inbuilt wardrobes and each has its own contemporary ensuite bath/ shower room.

The more practical spaces have additions of luxury. All are generous in size and have been thoughtfully designed; large utility, boot room, changing room with shower sit beside a sauna and guest cloakroom/ WC and are finished to precisely the same standard as the principal rooms. Nothing here has been treated as secondary.















UPPER FLOOR – 1 BEDROOM ANNEXE

The upper floor has been arranged as a self-contained one-bedroom annexe, and the thought that has gone into it is immediately apparent. Accessible via its own private external staircase with a small terrace, as well as a connecting door from the main entrance hall, it offers genuine flexibility; the kind that adapts to whatever life requires of it.

The living space is bright, well-planned and finished to the same uncompromising standard as the main residence. A full separate kitchen, generous lounge and dining area, a bedroom with its own dressing room and a separate shower room with WC all sit within a layout that functions with complete independence, without ever feeling like an afterthought. This is not a converted loft or a compromised spare room, it is a self-contained home in its own right, and one that has been positioned with the same deliberate care as every other room at Pipers Hill. The lounge, dining area and bedroom all face those extraordinary Conwy Valley views, ensuring that whoever occupies this space, whether family, guests or tenants, wakes up to the same breathtaking landscape as the main residence.

For those with elderly parents seeking proximity without the loss of independence, for adult children who need their own space, for long-stay guests who deserve more than a spare bed, or for those with an eye on a consistent rental income, this annexe answers the question before it is even asked. The separation is there when it is needed. The connection to the main house is there when it is not. It is one of those spaces that quietly elevates the entire proposition of Pipers Hill, and once you see it, it is difficult to imagine being without it.





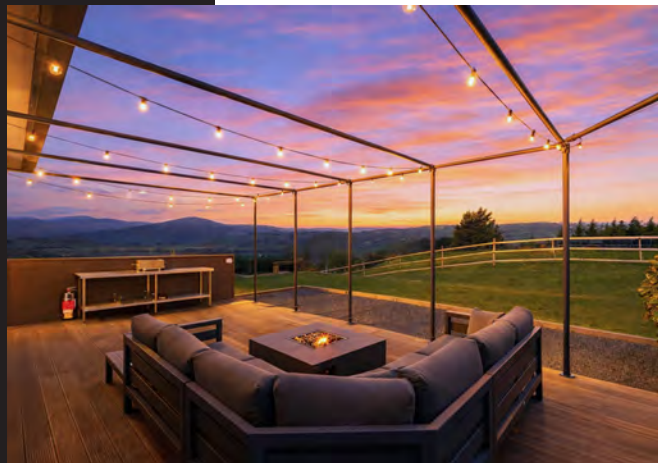
GROUNDS & GARDENS

Arrival at Pipers Hill sets the tone before you even reach the front door. The white rendered façade beneath a slate roof is framed by manicured planting, neat shrubs and low pathway lighting that, come evening, gives the approach a quiet theatre of its own. A generous gravel forecourt offers more than ample parking.

The rear of the property is where Pipers Hill truly exhales. Extensive lawns sweep away from the house whilst a substantial wraparound deck, both covered and open, runs the full width and side of the rear elevation, accessible directly from the kitchen, dining room, living room and primary suite. The transition between inside and out is effortless, and on a clear day, with the Conwy Valley rolling away beneath you and the river catching the light in the distance, it feels almost too good to be real. Sun loungers, outdoor seating and a dedicated al fresco dining area all find their place here naturally, and come the warmer months, this terrace becomes the default setting for every evening worth remembering.

And then there is the hot tub. Positioned with obvious intention beneath its own electric retractable roof cover, it frames the valley views in a way that makes it rather difficult to get out of. Whether it is a crisp autumn evening with the hills turning amber or a clear summer night with the stars above and the river below, it is one of those features that only reveals its true worth once you are sitting in it.

The Woodland – Few properties can offer three acres of private woodland, and fewer still can offer woodland of this character. A network of footpaths winds through the trees, making it a genuinely immersive space to walk, explore and simply be still. The canopy opens at points to reveal incredible estuary views towards Conwy, and the woodland itself has become a haven for birdlife. A dedicated bird watching house sits within the grounds, making this a particularly special space for those with a passion for nature and wildlife, though you need not be an enthusiast to appreciate the peace and the privilege of having it there.





The Log Cabin Retreat – Hidden within the woodland and accessed via its own dedicated path, The Woodcutter's Cabin is a self-contained one-bedroom retreat complete with outdoor kitchen, hot tub and sauna. Whether it becomes a guest hideaway, a holiday let with serious income potential, or simply a place to disappear to at the end of a long week, it is one of the most compelling features of an already extraordinary estate.

The Wider Estate – A vegetable garden, workshop and art studio sit within the wider grounds, each tucked away with enough separation to feel purposeful rather than cluttered. Each a way to relax or simply enjoy the outdoors and tranquillity of your surroundings.

Quadruple Garaging – With power and running water the garaging completes the practical picture, ensuring the working side of the property is as well-considered as everything else. Pipers Hill is not simply a home with a garden. It is an estate where every corner has been thought about, and where the space around the house is every bit as rewarding as the space within it.



Properties of this calibre are not measured simply in bedrooms, bathrooms or acreage. They are measured in the way they make you feel; and Pipers Hill, from the moment you arrive to the moment you reluctantly leave, feels like nowhere else. If you are reading this and something in you has already shifted, trust that feeling. These moments are rare.



ABOUT THE AREA

This area is known for its open countryside, far-reaching views and remarkable access to some of North Wales' finest landscapes. Llandudno, one of Wales' most celebrated coastal towns, is within easy reach and offers an excellent range of amenities including independent boutiques, restaurants, supermarkets and leisure facilities, all set against one of the finest Victorian seafronts in the country. Nearby Conwy adds a more intimate dimension with its medieval castle, marina and excellent beach facilities.

What sets this location apart is the sheer variety on the doorstep. Mountains, lakes and beautiful beaches are all within approximately twenty minutes, Anglesey with its dramatic coastline is around thirty minutes away, and Snowdonia National Park is equally accessible. For those seeking space, privacy and natural beauty without sacrificing everyday convenience, the Conwy Valley delivers all of it, and Pipers Hill sits at the very heart of it.

TRANSPORT

Despite its rural setting, Pipers Hill is well positioned for access across North Wales and into the North West. The A55 North Wales Expressway is within easy reach, providing a direct route towards Chester and connecting to the wider motorway network including the M56 and M53. Rail services are available from nearby Llandudno Junction railway station, offering regular connections along the North Wales coast and direct services to Chester, Liverpool and Manchester. London is 3hrs away by express train. For air travel, both Liverpool John Lennon Airport and Manchester Airport are an approximate 1 hr 20-minute drive.

SCHOOLS

The property is served by a range of well-regarded schools within the local catchment and surrounding area. Nearest primary provision includes Ysgol Glan Conwy (approx. 5 minutes), with additional options in nearby villages. At secondary level, Ysgol Dyffryn Conwy (approx. 15 minutes) and Eirias High School (approx. 10 minutes) are both within easy reach. Numerous schools across Conwy County Borough are rated Good or Excellent by Estyn. Welsh-medium education is also available locally, including Ysgol Dyffryn Conwy. Independent options include Rydal Penrhos School (approx. 15 minutes) and St David's College (approx. 20 minutes).





PROPERTY INFORMATION

Tenure: Freehold with vacant possession.

Services: Mains water, Septic tank, Electric, LPG, Underfloor (dry system) and radiator heating, 10kw of Solar panels & 2 Tesla batteries, Broadband Ultrafast FTTP, Double glazing, Alarm, Security and external lighting.

EPC: C

Council Tax Band: H

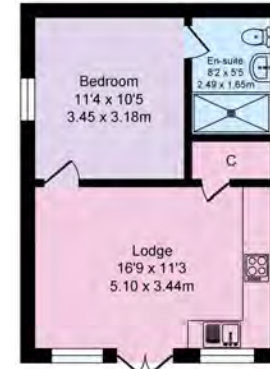
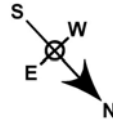
Local Authority:
Conwy County Borough Council
Tel: 01492 574000
www.conwy.gov.uk

Viewing: Strictly by appointment with Karl Ormerod.
Tel/WhatsApp: 07443 645157.

Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller. Brochure by kameleonagency.com

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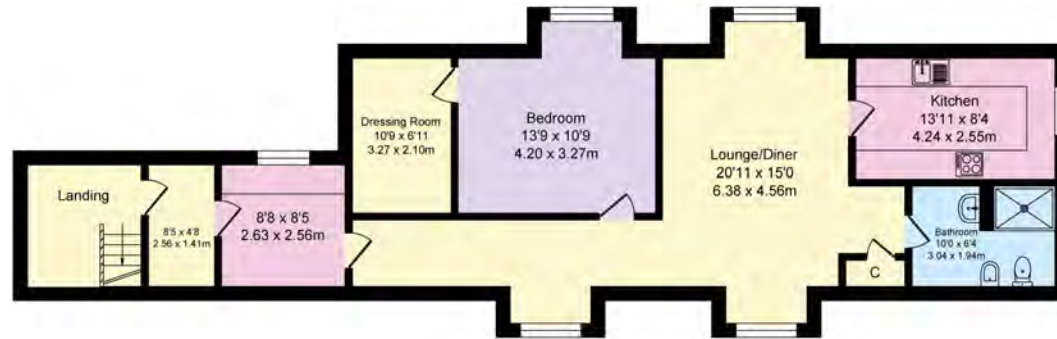


LODGE



OUTBUILDINGS

Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy, however all measurements are approximate. This floor plan is for illustrative purposes only and is not to scale.



FIRST FLOOR



GROUND FLOOR

LUXURY HOMES DESERVE
EXCEPTIONAL RESULTS.

Contact me to arrange
your personal viewing.

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