

Ty Capel Bryn Stanley

LL32 8YB

IWAN M WILLIAMS
ESTATE AGENTS • GWERTHWYR TAI

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£599,500

A home of remarkable character and individual style, this former chapel house and converted vestry brings together beautifully presented interiors, versatile living spaces and an attractive countryside setting in the hamlet of Henryd in the Conwy Valley.

Council Tax: F - EPC E - Tenure: Freehold

Thoughtfully finished throughout, the home combines its distinctive architecture with a confident use of colour, natural textures and carefully considered detail. From the welcoming patterned hallway to the warmth of the parquet flooring and timber ceilings, there is a lovely sense of personality and cohesion throughout.

The former vestry provides a particularly memorable living space, where a lofty ceiling, tall windows and an open gallery create a wonderful feeling of light and volume. The ground floor reception area offers an inviting setting for conversation and entertaining, while the mezzanine lounge above provides a comfortable retreat for quieter evenings, with views across the surrounding countryside.

Equally appealing is the kitchen and dining room, extending from front to back to create a sociable heart to the house. Richly coloured cabinetry gives the kitchen a warm, timeless feel, while the adjoining dining area lends itself as readily to leisurely breakfasts as to evenings around the table with friends.

With 4 bedrooms and two beautifully styled bath and shower rooms, the accommodation offers considerable flexibility for family life, visiting guests or working from home. Two ground floor bedrooms are served by a shower room, while the two double bedrooms in the main house are currently arranged as a bedroom and dressing room, together with a bathroom, creating an appealing principal suite.







Location

Distinctive, welcoming and full of character, this is a home with space both to come together and to retreat, offering beautifully finished accommodation in a delightful Conwy Valley setting, just a short drive from Conwy, it offers a relaxed rural lifestyle with the convenience of town close by.

Accommodation:

Entrance and Reception Hall

A welcoming hallway extending from the front to the rear of the property, with attractive patterned tiled flooring, coved ceilings and a traditional column-style radiator. A timber and glazed door divides the front and rear sections, creating a natural separation between the entrance and the inner hallway.
Doors lead off to the characterful reception room formed from the former vestry, together with the kitchen and dining room. Within the rear section, a staircase rises to the first floor, whilst a further door opens into an external porch providing access to the rear garden

Reception Room

An impressive reception room with a comfortable ground floor seating area, parquet flooring and tall windows providing excellent natural light. A partly vaulted, timber-clad ceiling creates a wonderful sense of space, with a staircase and painted balustrade rising to a galleried mezzanine lounge overlooking the room below.
A side entrance with Crittall-style glazed double doors provides access, whilst fitted cupboards beneath the staircase incorporate laundry facilities and a sink.

Two attractively presented double bedrooms lead off the ground floor reception room within the vestry, both featuring wood-effect flooring, recessed ceiling lighting and soft neutral décor. One enjoys a delightful outlook over the surrounding countryside.
A separate ground floor lobby provides access to a stylish shower room serving both bedrooms and conveniently positioned for visitors' use. Fitted with a glazed quadrant shower enclosure, pedestal wash basin and WC, the room is complemented by muted green wall tiling, decorative patterned flooring and a heated towel rail.







Kitchen and Dining Room

A beautifully styled kitchen and dining room extending from front to rear, combining country character with contemporary touches. The kitchen is fitted with an extensive range of deep blue Shaker-style cabinets, complemented by timber worktops, a Belfast sink A range-style cooker sits within a distinctive mantel-framed recess with contrasting blue tiled splashback, while open shelving.

A wide opening leads into the spacious dining area, providing an inviting setting for family meals and entertaining. Coordinated sage green décor and continuous timber-effect flooring bring the two areas together, creating a cohesive and thoughtfully designed space.

First Floor

The first floor of the main house provides a landing, two double bedrooms and a beautifully appointed bathroom. Currently arranged as a spacious private suite for the owners, the rooms comprise an elegant principal bedroom, a separate dressing room and bathroom, whilst retaining the flexibility to serve as two double bedrooms when required.

The stylish bathroom combines contemporary fittings with character touches, featuring a freestanding bath with floor-mounted mixer tap, a separate shower enclosure with black-framed glazing and rainfall shower, and a countertop wash basin set upon a character vanity unit. Patterned flooring and contrasting tiled finishes complete this attractive space.

Accommodation and Measurements

Entrance and Reception Hall

Reception/Sitting Room 20'6" x 18'0" (6.25m x 5.5m)

Side Entrance Vestibule:

Bedroom 1: 8'10" x 9'2" (2.71m x 2.8m)

Bedroom 2: 9'4" x 8'10" (2.87m x 2.7m)

Entrance/ Lobby Area

Shower Room:

Kitchen 11'11" x 11'1" (3.64m x 3.39m)

Dining Room 11'6" x 13'0" (3.51m x 3.97m)

Rear Hallway







Rear Porch: 7'10" x 4'1" (2.39m x 1.27m)

First Floor

Mezzanine Lounge 18'0" x 20'6" (5.5m x 6.25m)

Landing

Bedroom 1: 11'6" 13'0" (3.53m 3.98m)

Bedroom 2/ Dressing Room 11'11" x 8'9" (3.65m x 2.67m)

Bathroom: 9'6" x 8'10" (2.9m x 2.71m)

Outside

The same attention to detail continues through attractive gardens and thoughtfully arranged seating areas. A decked terrace overlooking neighbouring fields provides a lovely spot for morning coffee, outdoor dining or simply enjoying the changing seasons. Parking for several vehicles adds everyday practicality, complemented by a former garage now used for storage and a small workshop area.

Council Tax Band:

Conwy County Borough Council tax band F

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.

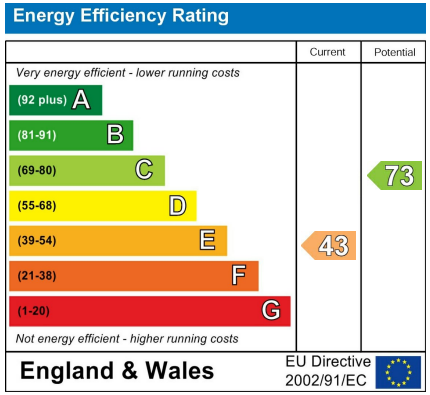
Viewing:

By appointment through the agents, Iwan M Williams, 5 Bangor Road, Conwy, LL32 8NG, tel 01492 55 55 00. Email conwy@imwestates.com











Total area: approx. 230.6 sq. metres (2482.4 sq. feet)

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Iwan M Williams Estate Agents

5 Bangor Road
Conwy
LL32 8NG

Tel: 01492 555500
Email: conwy@iwanmwilliams.co.uk
Web: https://www.iwanmwilliams.co.uk

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