



Cyffredin Farm
Conwy LL32 8YF

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£895,000

A beautifully presented Grade II Listed 4 bedroom detached character residence, combining a wealth of traditional features with stylish, architect-led alterations and a contemporary twist.

VIEWING HIGHLY RECOMMENDED

Council Tax: G and A - Tenure: Freehold - EPC: TBC

The property stands within exceptionally well-maintained and established grounds extending to approximately 0.6 acres, enjoying a high degree of privacy in a peaceful semi-rural setting between Conwy and Henryd, yet within a five-minute drive of the historic walled town of Conwy.

The immaculately presented accommodation is rich in character, with exposed stonework and substantial timbers, together with impressive vaulted ceilings and exposed roof trusses to the first floor. These period details are complemented by thoughtfully designed modern additions, creating a distinctive and highly individual family home.

A particular feature is the purpose-built, self-contained one-bedroom annexe, ideal for a dependent relative, visiting family or guests. It may also offer potential for holiday letting, subject to obtaining all necessary planning consents and approvals.

The main residence benefits from oil-fired central heating and double glazing, while the annexe has its own LPG central heating system.



Location

Located within 1.5 miles of the historic walled town of Conwy in the lower Conwy Valley. Surrounded by open countryside and enjoying extensive views to both front, side and rear elevations. Convenient for access to Conwy, the A55 expressway and all local amenities.

The Accommodation Affords:
(Approximate measurements only)

Front Entrance

Covered front entrance with timber door leading to Reception Hall with turned staircase leading to first floor level, radiator, part vaulted ceiling, window overlooking front. From Hallway, door leading through to Dining Kitchen. Open square archway leading to Dining Room.

Dining Room 17'6" x 11'1" (5.34m x 3.4m)

Double glazed floor to ceiling window overlooking front of property, radiator, beamed ceiling, recess with oak lintel over, inset lighting. Doorway leading to Lounge.

Lounge 17'5" x 12'11" (5.33m x 3.94m)

Double glazed French windows to front elevation, recessed stone fireplace surround and hearth, inset spotlighting, radiator, wall mounted electric heater, triple glazed window to rear.

Dining Kitchen 13'1" x 17'7" (3.99m x 5.38m)

Fitted base and wall cupboards with complementary worktops, recess inglenook with integral stainless steel oven, wine cooler, drawer units with substantial oak lintel over. Built-in original glassware cupboards, integrated double oven and microwave, integrated fridge and dishwasher. Beamed ceiling, corner ceramic hob with integral canopy extractor above. Recessed glass shelving, triple glazed window to rear, tiled floor, double glazed floor to ceiling window overlooking front, radiator. Doorway leading to rear entrance lobby.

Rear Entrance Hall

Attractive tiled floor, beamed ceiling, chrome ladder style heated towel rail, radiator. Timber and glazed door leading to covered rear entrance porch, outside lighting.

Utility Room 6'10" x 7'0" (2.1m x 2.15m)

Worcester central heating boiler, plumbing for automatic washing machine, single drainer sink, built-in cupboards. Walk-in Pantry with range of shelving and space for fridge/freezer.

First Floor

Landing with vaulted ceiling overlooking Reception Hall at ground floor level, Velux double glazed window.



First Floor Sitting Room / Snug 17'11" x 11'2" (5.47m x 3.42m)

Double glazed window overlooking front, skylight windows, vaulted ceiling, exposed ceiling rafters, double panel radiator, telephone point.

Bedroom 1 (principal bedroom) 14'1" x 11'9" (4.3m x 3.59m)

Wash basin, 'A' frame roof timbers, double panel radiator, triple glazed window to rear, double glazed window overlooking front and double glazed door leads onto external steps.

Bedroom 2 17'6" x 17'3" (5.35m x 5.28m)

Double glazed window overlooking front, radiator, vaulted ceiling, timber panelling sub-dividing from dressing area, double panel radiator and window overlooking rear.

Bedroom 3 8'3" x 13'1" (2.52m x 4.0m)

(plus overhead storage), wall lights, radiator, double glazed window overlooking front.

Bedroom 4 13'0" x 8'9" (3.98m x 2.67m)

Double glazed window overlooking front, radiator, overhead storage area, inset lighting.

Bathroom 8'7" x 5'6" (2.62m x 1.68m)

Panelled bath with mixer tap shower above, washbasin, concealed cistern w.c. bidet, column radiator.

Shower Room 6'0" x 12'7" (1.83m x 3.84m)

Concealed cistern w.c. wall hung washbasin, mirror with shaver point above, walk-in shower with glazed screen, built-in linen cupboard, radiator.

Granny Annexe

Sun Lounge

French doors leading onto rear gravelled sun terrace, timber effect flooring, double panel radiator, wall lights, timber and glazed door leading to Lounge and Dining Room.

Lounge & Dining Room 14'7" x 14'2" maximum (4.46m x 4.34m maximum)

uPVC double glazed window overlooking side and front elevation, double panel radiator, recess fireplace, coved ceiling, built-in cloaks cupboard.

Inner Hallway

Access to roof space.



Kitchen 9'1" x 5'5" (2.79m x 1.66m)

Fitted range of base and wall units with complementary worktops, glazed display cupboard, 1.5 bowl sink, mixer tap, electric cooker point, double glazed sash window overlooking front.

Front Entrance & Utility area

Space for fridge/freezer, chrome ladder style towel rail, plumbing for washing machine, built-in cupboard housing Worcester LPG boiler and storage area.

Bedroom 1 9'10" x 10'3" (3.0m x 3.13m)

uPVC double glazed window, radiator, built-in wardrobe.

Bathroom

Three piece suite comprising; panelled bath with shower above, concealed cistern w.c. vanity wash basin, mirror and cabinet above, coved ceiling, radiator.

Services

Mains water and electricity. Septic tank drainage, Oil and LPG central heating.

Outside

Beautifully landscaped grounds feature sweeping lawns, mature trees, established hedging, colourful planting and attractive seating areas, creating a wonderfully private and tranquil setting. Integral car garage, sizeable car port and ample hardstanding for parking of several vehicles.

Viewing

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

Proof Of Funds

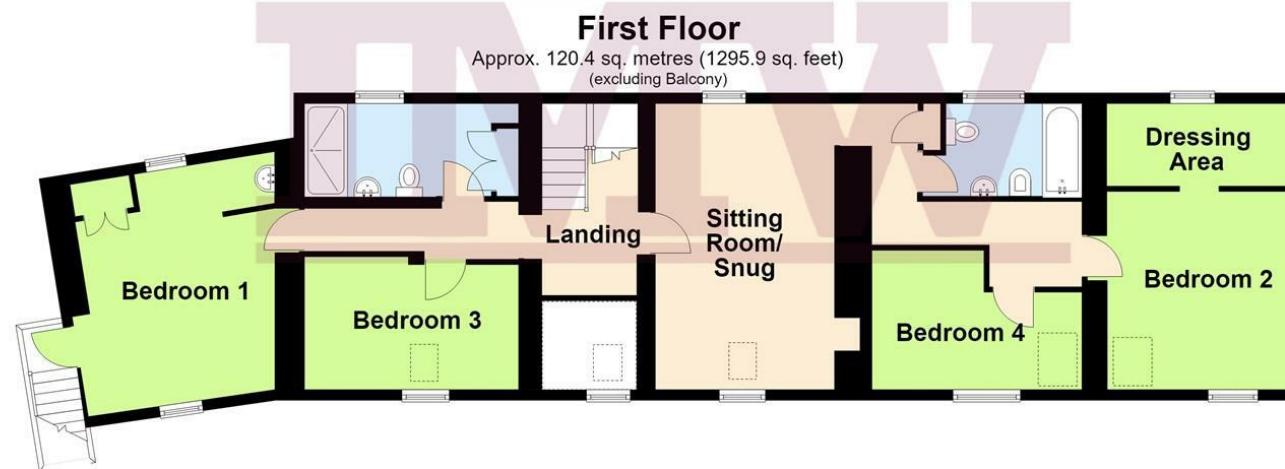
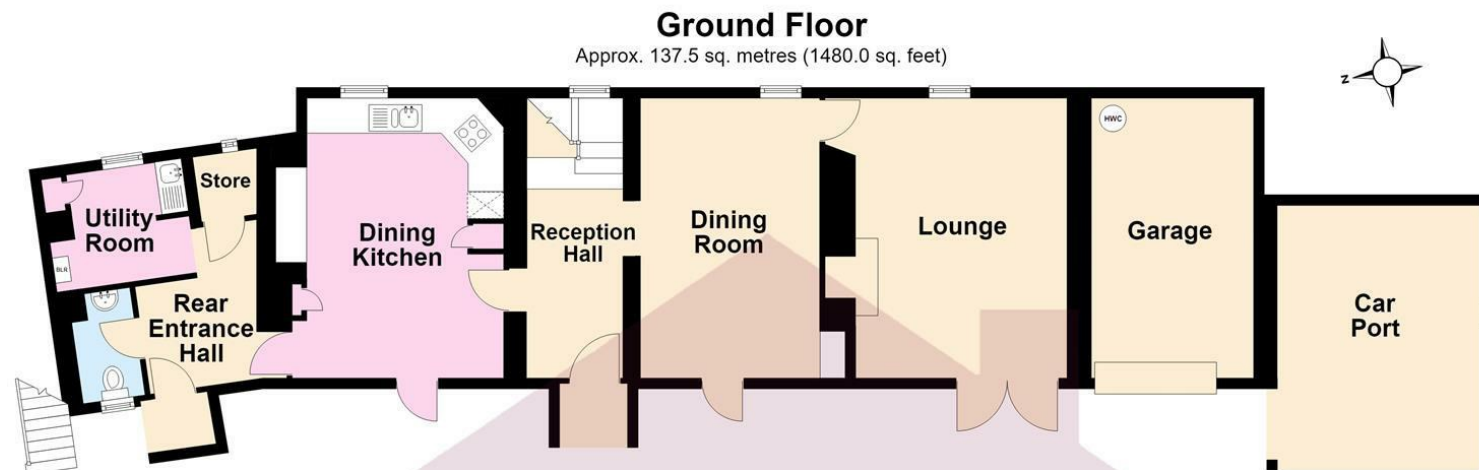
In order to comply with anti-money laundering regulations, Iwan M Williams Estate Agents require all buyers to provide us with proof of identity and proof of current residential address. The following documents must be presented in all cases: **IDENTITY DOCUMENTS:** a photographic ID, such as current 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.

Council Tax Band:

Conwy County Borough Council tax band G and Granny Annexe A



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E		
(21-38) F	34	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	



Total area: approx. 257.9 sq. metres (2775.8 sq. feet)

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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