



Bryn Yr Aur Farm, Llangernyw,
Abergele, Conwy

For the finer things in property.



Bryn Yr Aur Farm Llangernyw, Abergele, Conwy, LL22 8PF

A substantial detached farmhouse with 13 acres, ancillary accommodation and a range of outbuildings.

Abergele station 7.9 miles (Holyhead 65 mins),
A55 10 miles, Conwy 13.7 miles, Chester 35 miles

Porch | Sitting area | Snug | Conservatory
Kitchen/breakfast room | 2 Additional kitchens
Dining room | Cloakroom | Principal bedroom
with dressing room and balcony | 4 Further
bedrooms | 2 Family bathrooms | First-floor sun
terrace | 1 Bedroom cottage | Workshops | Open
barn | Garages | Stables | Kennels | 13 acres
EPC rating E (Main home) C (Cottage)

The property

Bryn Yr Aur Farm is situated in a private location within the scenic Elwy valley, offering a considerable and versatile detached country home and separate holiday cottage.

The sprawling and light-filled ground floor features a variety of charming retained features including exposed timber beams and feature fireplaces with log-burning stoves. It comprises a range of bright and sociable spaces cleverly arranged with multiple access to wrap-around sun terraces. This includes a formal dining room, a large conservatory with a panoramic aspect, a cosy snug and well-appointed kitchens with fine bespoke wooden cabinetry and a cream AGA range. There is ample space for formal and informal dining in the vaulted atrium breakfast area or additional sitting area. Completing the ground floor is a cloakroom, and a sizeable additional adjacent room.

Dual stairways rise to the first floor which houses five well-proportioned bedrooms and two elegant family bathrooms. The principal suite features an adjoining dressing room with French doors to a balcony, whilst a further 21ft. sun terrace with exceptional elevated views is accessible via the airy landing.

The two-storey cottage has been handsomely renovated and features an open plan kitchen/dining room, a vaulted sitting room, large double bedroom and a family bathroom with four piece suite.

Outside

The property benefits from a considerable private plot in idyllic surroundings with peaceful gardens, a 3 acre paddock and 10 acres of established woodland. Ample parking is offered via the substantial driveway and multiple garages with expired planning permission to convert into three holiday lets. There are two workshops, a Dutch barn, stables and kennels. The picturesque gardens wrap all around the home with multiple lush lawns, mature trees and planting along with various paved sun terraces ideal for al fresco dining.

Location

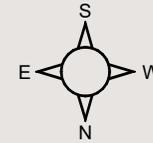
Located between the charming village of Llanrwst in the Vale of Conwy and the coastal town of Abergele, the property benefits from an array of nearby amenities and breathtaking unspoilt countryside surroundings. The village of Llangernyw itself has a popular public house and restaurant, shop and school. The nearby A55 expressway offers convenient road links and mainline train connections to Llandudno and Holyhead are accessible via Abergele. Notable nearby schools include St. Gerard's, St David's College and Rydal Penrhos.





Floorplans

House internal area 4,256 sq ft (395 sq m)
 Cottage internal area 844 sq ft (78 sq m)
 Dutch Barn internal area 928 sq ft (86 sq m)
 Garages & Workshop internal area 1,894 sq ft (176 sq m)
 For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.
 □ □ □ □ Denotes restricted head height

Directions

The what3words app will direct you to the precise property location.
 what3words:///remove.latitudes.glee

General

Local Authority: Conwy Borough Council
Services: Mains water and electricity. LPG gas & electric central heating. We understand that the private drainage at this property does comply with the relevant regulations.
Council Tax: Main House Band I Cottage Band C
Fixtures and Fittings: All fixtures and fittings are excluded from the sale but may be available by separate negotiation.
Wayleaves & Easements: The property is sold subject to any wayleave or easements, whether mentioned in these particulars or not.
Planning: Prospective purchasers are advised that they should make their own enquiries of the local planning authority
Tenure: Freehold
Guide Price: £1,200,000

Chester

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