



Blackberry Cottage Nant Y Glyn Road, Colwyn Bay

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**STRUTT
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Blackberry Cottage

Nant Y Glyn Road, Colwyn Bay LL29 7RB

A sizeable, detached family home with a swimming pool and 0.33 acres of woodland, in a prime position with scenic Nant Y Glyn Valley views

Colwyn Bay Station 1.1 miles, A55 (J20) 2.1 miles, Llandudno 6.1 miles, Conwy 6.5 miles, Chester 40 miles, M53 (J4) 45.2 miles

Sitting room | Family room | Conservatory/ breakfast room | Dining room | Office | Kitchen | Cloakroom | Principal bedroom with en suite bathroom | 3 Additional double bedrooms, 1 en suite and 2 with balconies | Family bathroom | Raised garden terraces | Pagoda | Hot tub | Double garage | Off street parking | Store | Swimming pool | Woodland | EPC rating D

The property

Blackberry Cottage is a unique brick-built property set high above road level taking full advantage of the countryside views and providing versatile accommodation arranged over three floors.

On the ground floor are several reception rooms and a well-appointed kitchen, along with a hallway with stairs to the first floor, integrated storage, and a cloakroom. There are two sun rooms, the south-facing family room with spectacular views that provides main entry to the property, with double part-glazed doors into the elegant formal dining room with its beautiful panelling and feature fireplace with woodburning stove, as well as a conservatory/breakfast room with French doors to a side terrace and to the kitchen. The kitchen comprises a generous selection of stylish wall and base cabinetry with wooden worksurfaces, an inset Rangemaster with 6-burner gas hob, a breakfast bar and a variety

of additional integrated appliances. Further is the large dual-aspect sitting room with a feature fireplace, far-reaching vistas and French doors to the west-facing patio, where the pergola with integrated hot tub is situated. The ground floor is completed by a home office or snug with a fireplace. Two of the first-floor bedrooms benefit from private balconies, while one further bedroom enjoys the use of a modern en suite shower room. There is also a deluxe family bathroom with separate walk-in shower and jacuzzi-style bathtub. The second-floor principal suite has a luxury en-suite bathroom and a fitted dressing area with smart wooden panelling.

Outside

Approached by a serene country lane, the property sits nestled among picturesque established woodland, comprising a wealth of adaptable tiered relaxation and entertaining areas from which to enjoy impressive views of the surrounding valley landscape. There is driveway parking to the front of the double garage, next to steps leading up to the property, and parking for further vehicles a short distance further from the property. The outside spaces are maximised with several large paved terraces, a wide assortment of shrubbery, taller trees, trimmed hedges and herbaceous planting, a pergola with integrated hot tub, a large pagoda with space for a large table, perfect for al fresco dining, and on the rear terrace, a 22 ft. swimming pool in need of refurbishment (please contact the agent for further information).

Location

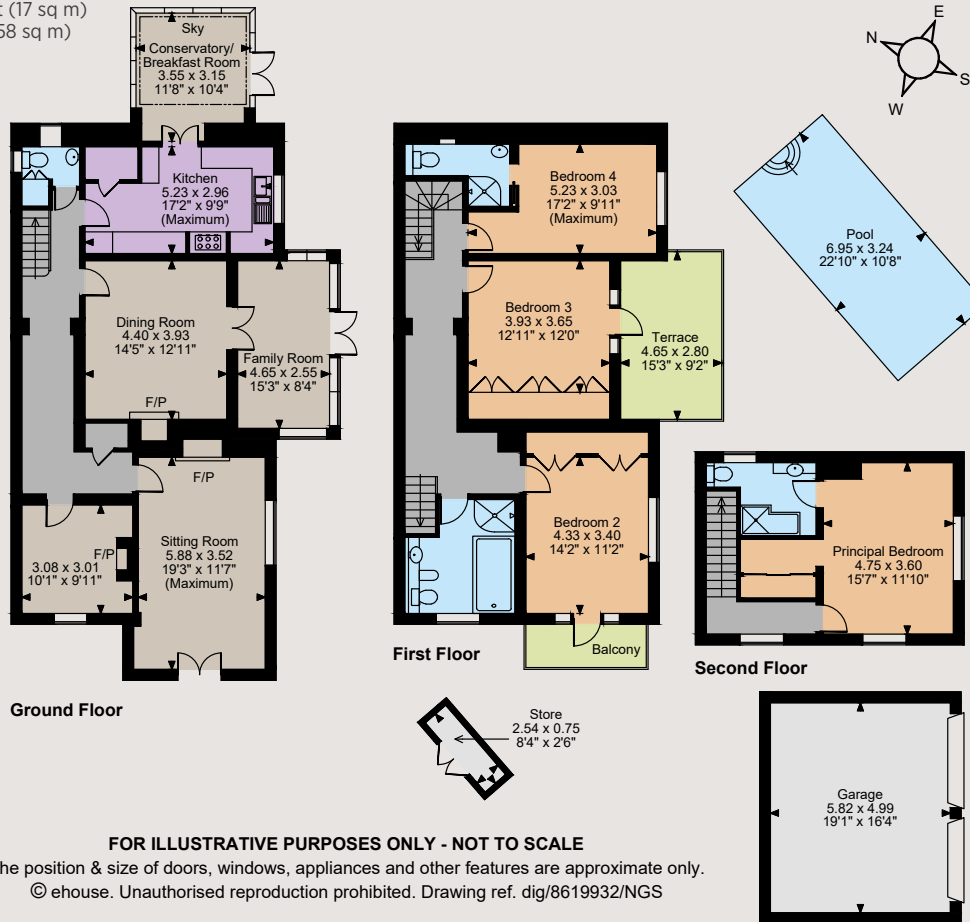
Located on the fringes of coastal Colwyn Bay, the property benefits from a combination of breath-taking unspoilt countryside surroundings and a wide array of local shopping, recreational and educational amenities, including Porth Eirias which features a Michelin Star restaurant, and a station offering regular mainline train connections to Llandudno and Holyhead for further facilities. Conwy is also within easy reach, whilst the nearby A55 expressway offers convenient road links to Chester, the M53 motorway and further afield.





Floorplans

Main House internal area 2,439 sq ft (227 sq m)
 Garage internal area 313 sq ft (29 sq m)
 Outbuilding internal area 21 sq ft (2 sq m)
 Balcony external area = 180 sq ft (17 sq m)
 Total internal area 2,773 sq ft (258 sq m)
 For identification purposes only.



Ground Floor

First Floor

Second Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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Directions

Follow What3Words navigation to
 ///firelight.beams.devotion

General

Local Authority: Conwy Council
Services: Mains electricity, gas and water.
 Private drainage - exemption reference no.
 NRW-WQE102993

Council Tax: Band F

Fixtures and Fittings: All fixtures and fittings are excluded from the sale, but may be available by separate negotiation.

Tenure: Freehold

Offers over: £500,000

Agents Notes: We understand that many of the trees located within the woodland area are subject to tree preservation orders.

Cheshire & North Wales

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