



The Stables, Nant Y Glyn Road, Colwyn Bay

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**STRUTT
& PARKER**

BNP PARIBAS GROUP

The Stables

Nant Y Glyn Road

Colwyn Bay

LL29 7RB

An impressive six-bedroom family home with 1.5 acres in a peaceful location on the edge of Colwyn Bay

Colwyn Bay Station 1.1 miles (Llandudno 17 mins, Holyhead 51 mins), A55 (J20) 2.1 miles, Llandudno 6.1 miles, Conwy 6.5 miles, Chester 40 miles, M53 (J4) 45.2 miles

Porch | Entrance Hall | Sitting room | Dining room | Family room | Kitchen | Utility Cloakroom | Principal bedroom with balcony and en suite shower room | 5 Further bedrooms Family bathroom | Shower room | Land Gardens | Stables | Paddocks | Scandinavian hut

EPC rating D

The property

The Stables is a spacious and unique family property offering over 2,600 sq. ft. of light-filled and flexible accommodation arranged over four floors. Enjoying a prime position with spectacular countryside views, the residence also benefits from generous garden and paddocks including stables and extensive storage, along with peaceful private gardens and a desirable position with easy access to a wealth of local amenities.

The bright porch opens to an airy entrance hall with stairways leading above and below. The ground floor hallway with its cloakroom opens into the sitting room with its striking wide inset Inglenook fireplace and stove and the adjacent dining room, both of which flow out onto a balcony with stunning vistas. Completing the floor is the well-appointed kitchen and utility, together housing a range of cabinetry,

worksurfaces and appliances, including an inset range stove.

On the first floor is a principal bedroom, en suite shower room with storage and sliding glazed doors to its generous balcony. There are two further bedrooms with built-in wardrobes and impressive elevated views of the picturesque surroundings and a contemporary family bathroom. The second floor offers an additional room which is currently being used as a bedroom and play area.

The lower ground floor, with its own access, is very versatile and leads straight out to the south facing garden. It comprises a large family room, currently used as a gym and home office, along with two double bedrooms and bathroom

Outside

The property is approached via stone-pillared cast-iron gates opening to its tarmacadam driveway which flows beside the home and to the charming original stone stable block. The plot totals 1.5 acres and further comprises generous lawns and land surrounded by lush mature woodland and evergreen hedging, with paddocks, a tranquil pond and a timber-built Scandinavian hut with a decked terrace alongside the home in an elevated position. The wide variety of decked terraces and balconies enjoy far-reaching aspects and offer the ideal spaces to dine al fresco.

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, along with a station offering regular mainline train connections to Llandudno and Holyhead for further facilities.

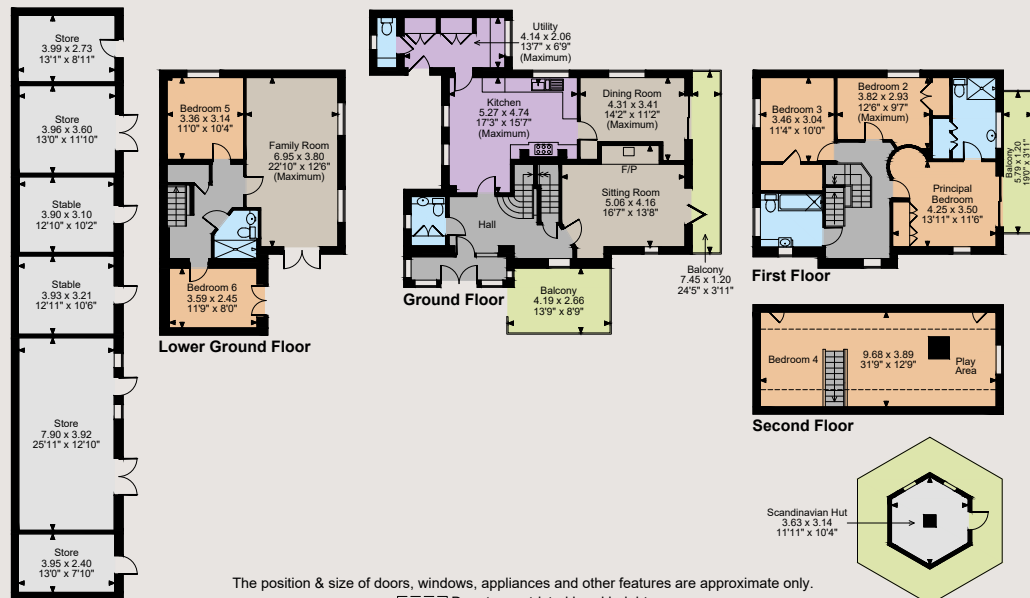
Conwy is also within easy reach, whilst the nearby A55 expressway offers convenient road links to Chester, the M53 motorway and further afield.





Floorplans

Main House internal area 2,604 sq ft (242 sq m)
Outbuilding internal area 1,096 sq ft (102 sq m)
Balcony external area = 193 sq ft (18 sq m)
Total internal area 3,700 sq ft (344 sq m)
For identification purposes only.



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

Following the North Wales Expressway (A55), take the B5104 exit at Junction 21 towards Colwyn Bay, turning right onto Victoria Avenue and left onto Abergele Road. Shortly take the left onto Nant-Y-Glyn Road and the right onto Old Hwy. Take a further left and the property will be found on the right.

What3words character.skyrocket.scoop

General

Local Authority: Conwy County Borough Council

Services: Mains electric, water, gas and drainage.

Council Tax: Band G

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

Tenure: Freehold

Guide Price: £625,000

Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.



Chester

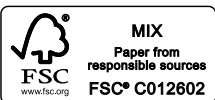
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