



Angel Fields
Llanrwst | Conwy



Angel Fields

Ty Capel Pwll Terfyn, Maenan
Llanrwst, Conwy, LL26 0YH

A charming detached 5-bed property with extensive gardens, stables, arena, detached 1-bed cottage and 9 acres.

- 5-bed property with spacious living accommodation extended over 3 floors.
- GF: entrance hall, utility, living/study, 2 double bedrooms with shower room.
- FF: galleried staircase and landing, large living room with balcony, kitchen, double bedroom and family bathroom.
- SF: 2 double bedrooms, one with shower en-suite.
- 1-bed detached cottage, currently listed on Airbnb.
- Extensive mature gardens with patio areas and entertaining area.
- Garden pond and paddock with potential for further tourism opportunities.
- L-shaped stable block with 3 stables, tack and storerooms, further shelters attached.
- 45m x 25m sand and fibre arena.
- Standing in over 9 acres.

Distances in approx. miles:

Maenan 1.2m | Llanrwst 5m | Pentrefelin 5m
Dolgarrog 7.4m | Llandudno Junction (A55) 9 miles
Colwyn Bay 10m | Abergele 16m | Bangor 24m
Chester 50m



Situation

Set near the river Conwy and the Bodnant Estate, at the foothills of Snowdonia, Angel Fields at Ty Capel is a completely tranquil location, yet nestled between some very attractive locations. The nearby A470 links the A5 to the A55, the latter of which is less than 8 miles away. There are railway stations at nearby Llanrwst and Tal-y-cafn linking Llandudno Junction to Betws-y-Coed and onward into Snowdonia and Chester.

The historic town of Llanrwst offers a wide range of amenities, including a co-op, coffee shops, butcher, sports facilities and pubs, all surrounding a spectacular 12th century church. Llandudno and Colwyn Bay are within a short distance and both benefit from a wide range of amenities and facilities.

There are several schooling possibilities locally and beyond. There are primary, secondary and private schools located in Llanrwst, Llandudno Junction and Colwyn Bay.

There are numerous sports facilities in the area including: football, tennis, bowling, cricket and running clubs at Llanrwst. There are golf courses at nearby Betws-y-Coed and plenty of links' courses along the north coast.

Notwithstanding the various facilities and amenities mention above, by far the most appealing is the Snowdonia National Park. The Park is vast and offers simply breath-taking scenery, miles of walking and riding, along with specialist attractions such as Adventure Parc Snowdonia, which is only a short distance.





Description

Angel Fields is a brick-built property under a slate roof, which has been refurbished to a high standard. The accommodation is laid out over three floors, which takes advantage of the fantastic views surrounding the property.

The entrance porch leads into a large, stoned hallway with principal staircase and galleried landing above. Off the hallway is a living room with feature fireplace and a study beyond. A handy utility is also off the hallway along with a double bedroom with patio doors leading outside. There is a further bedroom and a shower room on the ground floor.

The first floor comprises a galleried landing with double doors leading into a large feature living room with vaulted ceiling. The living room has a large wood burner and double doors leading onto a decked balcony, perfect for entertaining. The main kitchen is open plan from the living room with integrated appliances and breakfast bar. This floor also has a double bedroom with family bathroom.

The second floor comprises a landing area with two bedrooms off, one with a shower en-suite.



Adjacent to the property is a stone-built cottage, which comprises a garden courtyard area to the front of the property, along with hot-tub. Internally, there is an open plan kitchen/living area with shower room and WC. The first floor has a large double bedroom. The cottage is currently marketed via Airbnb and provides a healthy income. Alternatively, it could be used as annex accommodation.

Externally

The property is surrounded with mature gardens, patio areas and raised decked area, perfect for entertaining and taking in the fantastic panoramic views.

There is plenty of parking and turning space, adjacent to the equestrian facilities. These include a L-shaped timber building, containing 3 stables and tack and storerooms. There are lean-to buildings off the principal stables, used for shelters. The buildings have mains water and power connected.

Nearby the stables is a 25m x 45m arena with a sand and fibre surface.

The land equates to circa 9.51 acres.

Services

Mains electricity & water

Private drainage via treatment plant

Oil fired central heating and hot water

Local Authority

Conwy County Borough

www.conwy.gov.uk

Viewings

Strictly by prior appointment with the agents Jackson Property on 01948 666695 or 01743 709249.





Shropshire (Head Office)
Franks Barn
Preston on Severn
Uffington
Shrewsbury, SY4 4TB
01743 709249

Cheshire
Handley House
Norbury Town Lane
Whitchurch
Cheshire, SY13 4HT
01948 666695

Website:
jackstonequestrian.com
jackson-property.co.uk
Email
info@jackson-property.co.uk

JACKSON PROPERTY for themselves and the vendors of the property, whose agents they are, give notice that these particulars, although believed to be correct, do not constitute any part of an offer of contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements or representations of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify that they are in working order, or fit for their purpose, neither has the agent checked legal documents to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor.

Total area: approx. 347.5 sq. metres (3740.3 sq. feet)

