



Geuffos Farm
Llanddulas | Conwy



Geuffos Farm

Bryn Dulas Road | Llanddulas
Conwy | LL22 8NA

A spacious four bedroom cottage with equestrian facilities and marvellous views of the North Wales coast.

- Kitchen, Utility, W.C, Dining Room & Living Room
- 4 Bedrooms, one En-suite & Family Bathroom
- Many original features throughout
- Sea Views
- 4 Stables, 1 Pony Stable
- Tack Room/Separate Office
- Sand & Rubber Manege
- Large Garage/Workshop
- 2.5 Acres



Situation

Geuffos Farm is nestled into beautiful countryside with woodland behind providing a very quiet, private and secluded position with the benefit of only being less than five minutes drive from the A55 North Wales Expressway. The property looks out over its own land and benefits from outstanding views towards the Irish Sea.

Located behind the village of Llanddulas the property is only a short walk away from a local shop & post office, public house and petrol station providing all the essentials where slightly further afield Abergele is a popular market town offering further bars, restaurants and amenities.

The easy access onto the A55 enables commuting to the North West cities along with rail links from the local station at Abergele & Pensarn being only 3.5 miles away.

The local roads are very quiet for access to bridleways providing excellent outriding from the property itself.

There are several equestrian centres within easy reach including Aberconwy Equestrian Centre being only 7miles away at Llandudno Junction.

Distances approximate:

Llanddulas 0.8 miles | Abergele 3 miles
Colwyn Bay 5 miles | Bangor 25 miles
Chester 36 miles | Liverpool 47 miles



Description

Geuffos Farm is of traditional stone build with pitched slate roof and having been extended in the 1980's. The property is entered through the front door with porch which leads directly into the Living Room however this is rarely used by the vendors as the back door enters the Utility area where boots and coats are hung and is used daily coming in from the yard. There is space for a washing machine under the fitted worktop and base units matching the Kitchen which is entered from the utility room. The base & wall mounted fitted units continue with laminate worktop having an electric four ring hob and sink with drainer and window above overlooking the rear aspect onto the manege. There is space for a dishwasher and eye-level electric oven and integrated fridge which are set into the exposed brick wall which provides an arch opening through to the Dining Room, central to the property having patio doors to the side allowing a light and airy feel. There are stairs to first floor level and doors off to the cloakroom/w.c and the spacious Living Room with its impressive feature inglenook fireplace having a brick surround, oak timber lintel and slate hearth which houses an oil fired burner. Another great feature to the property is the deep window sills of the original part of the cottage of which the living room enjoys three aspects.

At first floor level there are three double bedrooms with the fourth being a good sized single and a family bathroom. The Master Bedroom benefits from fitted wardrobes and an En-suite Bathroom with bath, sink and further built-in storage cupboards. The master bedroom is currently being used by the vendor as a living room for a dependant relative.



Externally

The property enjoys a lawned garden to the front with tree and border to one side and parking to the other which forms a good turning area by the stable yard. A patio area enjoys the morning sun facing east with fabulous views towards the Irish Sea on the North Wales coast.

The stable yard consists of four stables and a pony box. Three stables are of block construction with sloping corrugated steel sheeting and these are attached to the stone built two storey building which has a pony box at ground floor level (restricted head height) and a tack room above currently used as an outside office/store space. This building has obvious scope for secondary accommodation or holiday letting purposes subject to the relevant planning permissions. A further stone built storage building is off to the rear of the property and could also have further development potential.

A garage and workshop with concrete walls and floors having a pitched corrugated roof are adjacent to the stables. The yard has a large concrete frontage with good hardstanding beyond for horsebox turning and parking which connects well with the main residence itself.

The Manege is situated to the rear of the main residence and is approximately 28m x 18m in size with a sand and rubber surface sheltered by surrounding trees and hedge perimeter behind post & rail fencing.

The property in all equates about 2.58 acres which is mainly to the east and slopes gently away from the house and buildings. There is a field shelter in one of the three paddocks which are currently divided by electric fencing with a mix of post & rail and hedge perimeter.



Services

Oil Fired Central Heating
Mains Electricity & Water
Private Drainage via Septic Tank
EPC: E

Local Authority

Conwy County Borough Council
Council Tax Band G

Rights Of Way

There is a public right of way that runs along the boundary behind the property itself. For further information, please contact the agent.

Directions

From Chester, follow the A55 towards Bangor and exit at Junction 23. At the roundabout take the first exit onto the A547 and follow this for about ½ a mile. By the St Cynbryd Church turn right onto Beulah Avenue and continue onto Bryn Dulas Road, cross the stream and as you rise up the hill, Geuffos Farm is found on the right hand side.



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