



Greenacres | Llanfairtalhaiarn | Abergele | LL22 9RB

Price £499,950

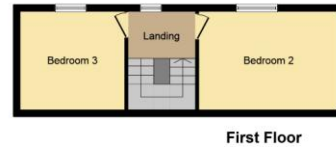
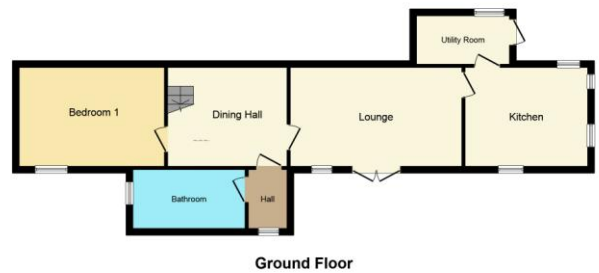
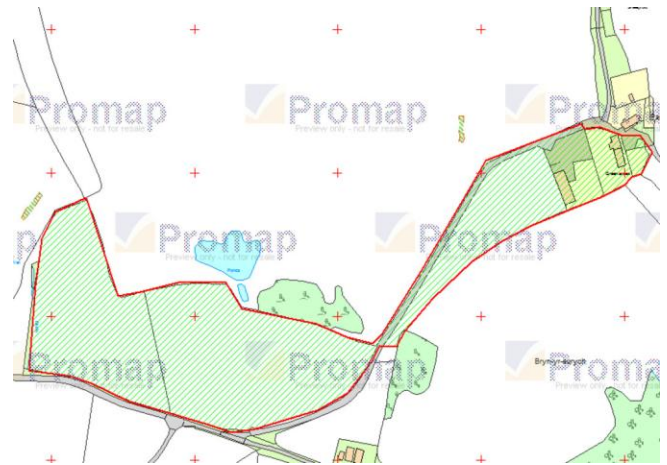
A delightful registered smallholding with commanding views of rolling countryside and the Snowdonia mountain range. Greenacres offers a rare opportunity to purchase a well proportioned three bedroom barn conversion, together with a large agricultural building with a commercial licence.

The spacious accommodation comprises dining hall, lounge, kitchen, utility, shower room and bedroom to the ground floor. A further two bedrooms to the first floor. For further details including measurements and room descriptions please contact us.

The property is approached along a shared gravelled drive, with open countryside and views to either side. The registered land amounts to 6.5 acres - please see the attached plan (currently providing an income from grazing). To the front of the house there is a large gravelled area providing ample parking for many vehicles/ caravans/ boat and this area is fully registered as a builders yard with the local council. A gated entrance leads to a further parking area directly in front of the property and a timber archway leads to a secluded paved area with garden pond and raised borders. Separate gated secure storage yard. Large fenced area (previously a paddock) dedicated to growing vegetables in raised beds and with several fruit trees. Ideal for those seeking an equestrian or agricultural prospect. There are also attractive formal gardens, mainly laid to lawn, where one can sit and admire the magnificent views, with further pathways leading to a tiered, landscaped patio area. The property is, by no means, isolated, yet feels 'on top of the world.' All less than five miles from Abergele!

Cess pit drainage, mains electric and water, LPG central heating and solar panels providing hot water via a tank in the loft. Please note no appliances are tested by the selling agent.

From the agent's office, turn right at the first set of traffic lights and continue out of Abergele, passing the hospital and Penrefail Crossroads. Proceed to the next crossroads which is on the brow of the hill and take second left. Follow the lane, passing the classic car museum and on the left you will see two gateposts with florescent smiley faces on and the name 'Pant Y Carw'. Follow the drive until you meet the lions at the entrance.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92-100) A		
	(81-91) B		
	(69-80) C		79
	(55-68) D		
	(39-54) E	51	
	(21-38) F		
Not energy efficient - higher running costs	(1-20) G		
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92-100) A		
	(81-91) B		90
	(69-80) C		
	(55-68) D	66	
	(39-54) E		
	(21-38) F		
Not environmentally friendly - higher CO ₂ emissions	(1-20) G		
England, Scotland & Wales		EU Directive 2002/91/EC	

COUNCIL TAX BAND
F

TENURE
Freehold

LOCAL AUTHORITY
Conway County Council

DATE
1st October
2019

Contact Details

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements