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Cobweb Cottage, Tan Y Fron Road, Abergele, LL22 9BA

- Exceptional 4 Bedroom Property with Rural & Sea Views
- Substantial Modern Barn with 4 Stables & Workshop
- Character Accom with Modern Twist
- Balcony and Mezzanine
- Set in Approximately 4 Acres of Paddocks & Gardens
- 3 Bed House, 1 Bed Annex, Finished to an Exacting Standard Throughout
- 4 Beds, 4 Bathrooms, 3 Reception Rooms
- Viewing Highly Recommended

Offers Over £900,000

This completely unique and distinctive property occupies an elevated position on the outskirts of Abergele and has been designed to take full advantage of the surrounding stunning coastal and rural views.

The accommodation within has been finished to an exacting standard throughout and displays immense character whilst providing a versatile and spacious home with 4 well appointed bedrooms, including a self contained annex to the ground floor.

With three spacious reception rooms, this home is designed for both comfort and entertaining. A particular feature is the full length apex window of Yaki Sugi charred wood framing the outstanding landscape together with a substantial balcony which provides a beautiful setting for outdoor entertaining. Spread over three floors, the accommodation is beautifully presented, ensuring a modern yet characterful living experience.

Set within approximately 4 acres of pastureland, the property is ideal for those with equestrian interests and offers a substantial barn providing 4 stables and workshop along with 4 modern field shelters. Direct access to quiet country lanes and the nearby woodland to the rear provide superb riding out.

This exceptional home is perfect for families or individuals seeking a tranquil lifestyle with the added benefit of stunning views and ample outdoor space. With its unique charm and versatile accommodation, this property is a rare find on the outskirts of Abergele.

THE PROPERTY

Having undergone an extensive programme of renovation and improvement by the current owner, the property now provides exemplary home of quality and character, combining traditional and contemporary decor with all the requirements of modern living. Thoughtfully designed to take maximum advantage of its elevated position, the principal rooms enjoy panoramic views of the extensive coastline, with a full length apex window framing the rural views and stunning coastal sunsets. In addition, an extensive balcony provides a superb area ideal for outdoor entertaining and family gatherings.

The accommodation within provides a versatile and spacious living area over three floors with the ground floor having a self-contained living space with open-plan living/kitchen/dining room, double bedroom and shower room with its own private entrance and internal door and staircase giving access to the main residence. The first floor enjoys a separate private access and has bee designed to take full advantage of its elevated position to enjoy the unrivalled views with a large glass fronted reception room which opens onto the balcony and has a contemporary multi fuel stove and slate tiled flooring, open plan kitchen/sitting room with cosy inglenook fireplace housing a multi-fuel stove with cooking facilities, bespoke kitchen with Berwyn slate worktops and Belfast sink, separate utility room, family bathroom with rolltop bath and master bedroom with en suite shower room. The second floor provides 2 further double bedrooms, shower room and stunning mezzanine with full length apex windows with Japanese scorched wood frames and timber flooring.

LOCATION

The property occupies an enviable location in a sought-after area on the outskirts of the popular town of Abergele and is conveniently close to amenities whilst enjoying the peace and tranquillity of its rural setting with panoramic coastal and rural views. The quiet country lanes and extensive woodlands to the rear provide an ideal backdrop for nature lovers and those with equestrian interests, with superb riding out and rural walks on the doorstep.

The town of Abergele is within easy reach and offers a comprehensive range of shopping, schooling and leisure facilities including restaurants, inns, 18 hole parkland golf course, the historic Gwrych Castle and the beautiful North Wales coastline with its lengthy coastal paths. Access to the A55 Expressway is also conveniently close and provides excellent commuting links to Chester and also with Anglesey, Snowdonia and the picturesque towns of North Wales easily accessible.

GARDENS, LAND AND OUTBUILDINGS

The property is approached via a gravel driveway providing ample off road parking and turning whilst the

landscaped gardens offer an idyllic setting to enjoy the surroundings and provide sheltered and private outside spaces stocked with established plants and trees providing an absolute haven for wildlife with deer, owls, buzzards woodpeckers common visitors. Within the walled gardens is a greenhouse and timber garden store. The organic grass paddocks are accessed directly from the grounds, enjoy separate gated access from the lane and comprise of level and gently sloping enclosures, all well fenced and benefiting from 4 modern field shelters and water troughs.

A substantial modern agricultural barn lies close to the property and provides stabling and feed stores together with a versatile workshop and store, all benefiting from electricity, water and drainage.

SERVICES

Mains water, gas and electricity, private drainage via a recently installed Graf sewage treatment system. 2 separate gas fired central heating boilers service the main residence and the self-contained annex.

IMPORTANCE NOTICE (D)

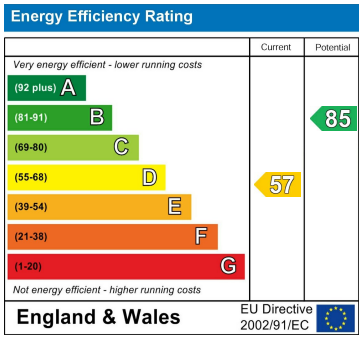
None of the services, fittings or appliances (if any), heating installations, plumbing or electrical systems have been tested and no warranty is given as to their working ability. Interested parties should satisfy themselves as to the condition and adequacy of all such services and or installations prior to committing themselves to a purchase.

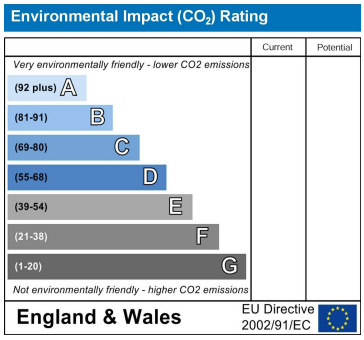
MISREPRESENTATION ACT (D)

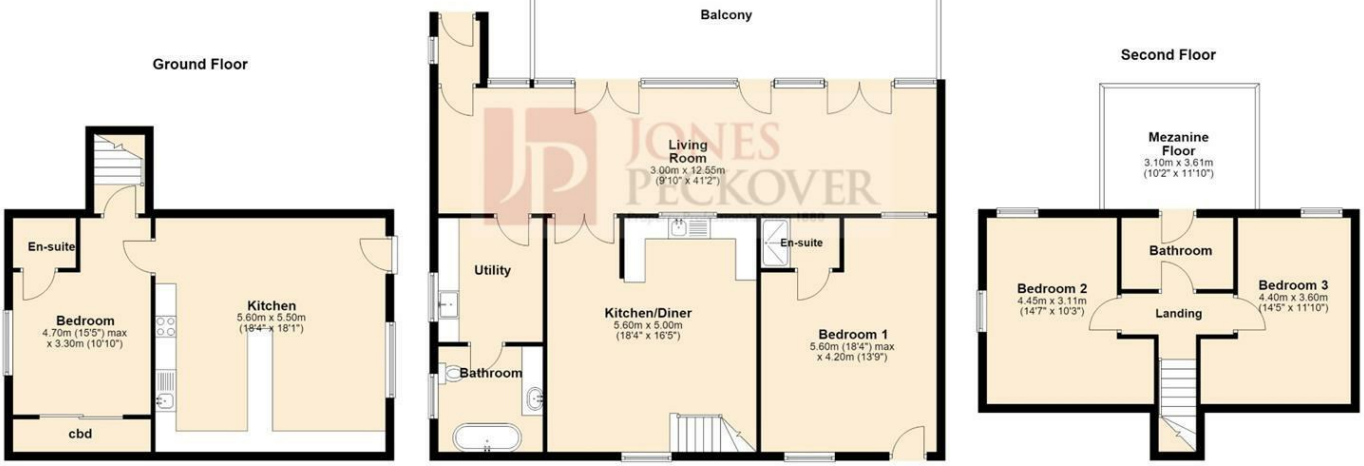
Messrs Jones Peckover for themselves and for the vendors or lessors of this property whose agents they are give notice that:- 1. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment or Messrs Jones Peckover has the authority to make or give any representation or warranty whatever in relation to this property.

PROOF OF IDENTITY -

In order to conform with new Money Laundering Regulations, we would ask all prospective buyers to provide two forms of identity at the sale, one as proof of address and one photographic. Please bring a passport or UK driving license together with a public utility bill, bank statement or local authority tax bill to the sale as well as prior to the sale completing one of our client registration forms. CASH WILL NOT BE ACCEPTED FOR PAYMENT OF THE DEPOSIT WHICH MAY ONLY BE PAID BY A BANKERS' DRAFT, BUILDING SOCIETY CHEQUE, COMPANY CHEQUE OR PERSONAL CHEQUE.







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