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Tyn Y Bedw, Groesffordd Marli, Abergele, LL22 9DY

- Detached Rural Cottage with Land
- Spacious Grounds and Grass Paddock
- Stone Outbuilding & Det. Garage
- Oil Fired Central Heating
- No Forward Chain
- 2/3 Bedroom Accommodation
- Approximately 2.3 Acres
- Stunning Views
- Double Glazing
- Viewing Recommended

£390,000

3 Bedroom Rural Cottage Set In 2.3 Acres

This charming detached rural cottage offers a unique blend of character and modern living. Dating back to the 1700s and previously forming part of Kinmel Estate, the property enjoys a tranquil location and provides well proportioned accommodation over two floors. In brief, the accommodation comprises of Living Room, Dining Room, Kitchen, Utility Room and Sitting Room/Ground Floor Bedroom, with 2 Double Bedrooms and Shower Room to the First Floor. The Master Bedroom opens out onto a balcony which offers stunning views of the idyllic surrounding landscape.

Outside, the property is complemented by a detached garage and stone outbuilding, which present opportunities for storage or potential conversion, subject to planning permissions. A timber summer house adds to the charm of the outdoor space, providing a serene spot to unwind and enjoy the surrounding countryside.

Adjoining the gardens is a grass paddock providing excellent scope for those with equestrian or smallholding interests and the property enjoys access to quiet country lanes ideal for riding out. We are informed that the paddock has previously enjoyed planning permission for a caravan. In all, the property amounts to approximately 2.3 acres.

This exceptional cottage is a rare find, combining charming accommodation with generous land and modern amenities, making it an ideal choice for those seeking a tranquil rural lifestyle.

GROUND FLOOR ACCOMMODATION

Entrance Porch giving access to:-

KITCHEN

With base and wall storage units, ample working surfaces with tiled splashbacks, inset stainless steel sink unit with mixer taps, void and plumbing for dishwasher, void for cooker, quarry tiled flooring, double glazed window to front elevation, door to rear elevation giving access to the Utility Room.

UTILITY ROOM

Base and wall storage cupboards, working surfaces, inset stainless steel sink unit, void and plumbing for washing machine, external doors to rear.

DINING ROOM

Cast iron and tiled fireplace with timber surround housing an open fire, quarry tiled flooring, double glazed window to front elevation, timber staircase to first floor.

LIVING ROOM

With double glazed windows to front and rear, patio doors to side elevation giving access to the patio and gardens.

SITTING ROOM/GROUND FLOOR BEDROOM 3

Tiled flooring, wood burning stove on a raised hearth, double glazed window to front elevation, two roof lights.

FIRST FLOOR ACCOMMODATION

Spacious landing with timber flooring, double glazed window to front elevation.

MASTER BEDROOM

Triple aspect room with double glazed windows to front and rear, patio doors to side elevation giving access to the balcony with stunning views.

BEDROOM 2

Cast iron fireplace, double glazed window to front elevation, timber flooring.

SHOWER ROOM

Shower cubicle housing an electric shower, pedestal wash hand basin, low flush wc, roof light, timber flooring.

GARDENS & PADDOCK

The property is approached via a private shared driveway which gives access to a parking area to the front of the property. The gardens lie to the side and rear and comprise of lawns and planting areas together with an established wooded area. The grass paddock enjoys access from both the driveway and the grounds and is laid to grass. We are informed that the paddock has previously benefitted from permission for a static caravan for holiday occupation. In all, the property amounts to approximately 2.3 acres.

OUTBUILDINGS

The property benefits from a detached garage currently used for storage together with original pigsty constructed of stone under a slated roof. Within the grounds is also a timber summer house.

SERVICES

Mains water and electricity, private drainage, oil fired central heating.

IMPORTANCE NOTICE (D)

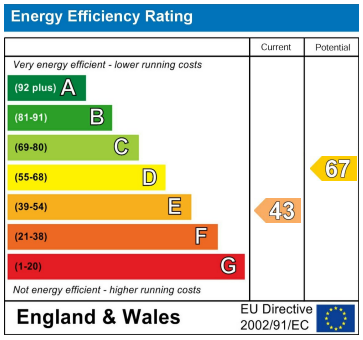
None of the services, fittings or appliances (if any), heating installations, plumbing or electrical systems have been tested and no warranty is given as to their working ability. Interested parties should satisfy themselves as to the condition and adequacy of all such services and or installations prior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

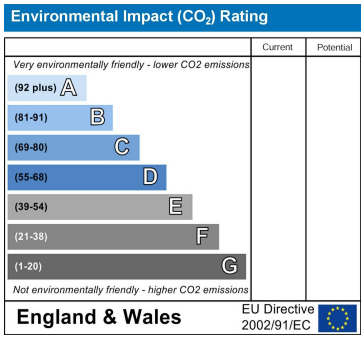
MISREPRESENTATION ACT (D)

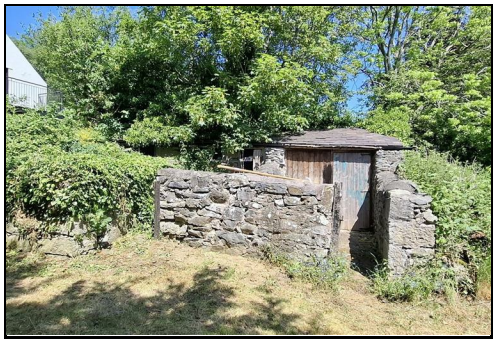
Messrs Jones Peckover for themselves and for the vendors or lessors of this property whose agents they are give notice that:- 1. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract. 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 -

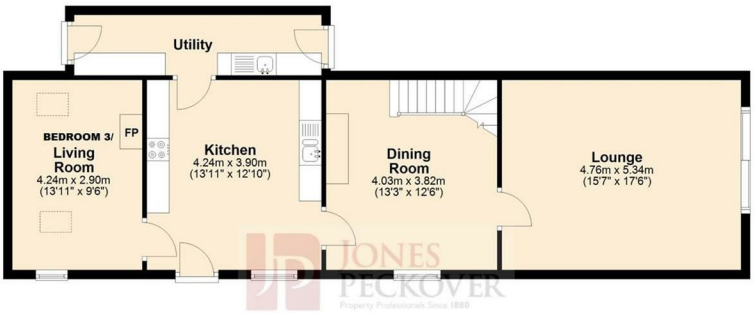
In order to conform with new Money Laundering Regulations, we would ask all prospective buyers to provide two forms of identity at the sale, one as proof of address and one photographic. Please bring a passport or UK driving license together with a public utility bill, bank statement or local authority 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.



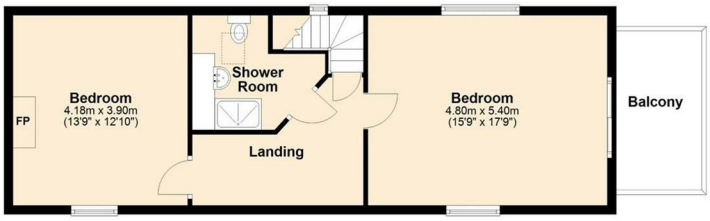




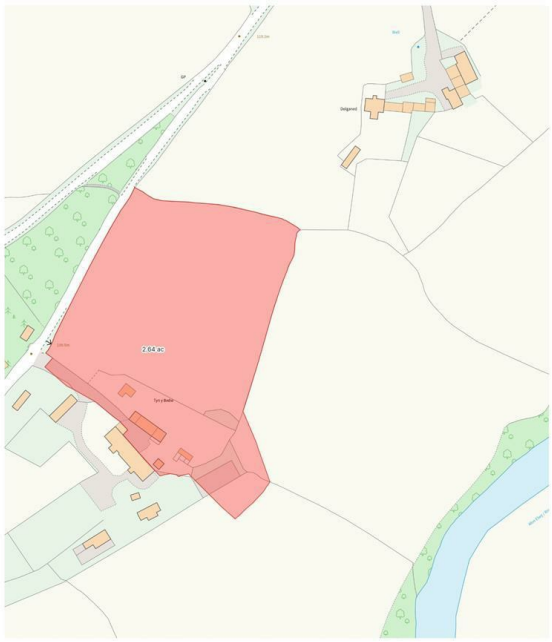
Ground Floor



First Floor



Land App



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