



# JONES PECKOVER

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## Plas Y Graig Iolyn Park, Conwy, LL32 8UX

- Rural Property with approx 8 Acres of Woodland
- Superb Rural Views & Tranquil Setting
- Caravan with income generating potential
- Ample Off-Road Parking
- Planning Consent for Substantial Extension
- Substantial Range of Utility Buildings
- Numerous Woodland Paths
- Easily Accessible from Expressway

Plas Y Graig, a property with approximately 8 acres of stunning managed woodland, is situated in an elevated position within the Conwy Valley with far reaching views of Snowdonia and the surrounding countryside, yet remaining easily accessible to Conwy and the A55 Expressway. The main residence benefits from planning permission for a sizeable extension and numerous outbuildings offer excellent scope for a number of uses. The woodland provides delightful walks by means of numerous access tracks that offer further views of the River Conwy. Numerous open spaces for sitting and relaxing are scattered throughout the woodland offering further potential for commercial use such as glamping and tenting, subject to consents.

The property is approached over a long wooded drive opening onto a yard area with a variety of workshops, garages and store buildings together with outside seating area. Generous parking and turning areas are provide and there is a static caravan included in the sale that is capable of income generation.

The residential house currently provides two bedroom accommodation with planning consent for enlargement to provide a fantastic opportunity to create an enlarged dwelling to compliment the site and location. This is a property that needs to be inspected to appreciate its full potential and to appreciate the possibilities that the property has to offer.

#### PORCH ENTRANCE

Opening onto:

#### RECEPTION HALL

Staircase to the first floor

#### LOUNGE

11'2" x 10'7" (3.41m x 3.23m)

Bay window to the front elevation, electric wall mounted fire, ceiling light and radiator.

#### KITCHEN / DINER

16'9" x 15'8" (5.11m x 4.78m)

Fitted with a range of medium toned kitchen units comprising base and wall units with plumbing for fitments and being part beamed and incorporating a wood burning stove.

#### PANTRY

4'7" x 11'8" (1.40m x 3.58m)

Shelving.

#### REAR PORCH

5'9" x 4'6" (1.77m x 1.38m)

Entrance door and access to



#### CLOAKROOM

4'7" x 3'8" (1.40m x 1.12m)

WC and glazed sink.

#### BEDROOM 1

11'10" x 9'1" (3.63m x 2.78m)

Double bedroom enjoying far-reaching views to the front, additional dressing area measuring 2.48m x 2.30m.

#### BEDROOM 2

9'11" x 8'11" (3.03m x 2.74m)

Double bedroom with rear aspect window.

#### BATHROOM

7'1" x 5'6" (2.17m x 1.70m)

Bath, with shower over, WC and wash hand basin.

#### PLANNING PERMISSION

Planning permission has been granted for a substantial extension to the property, providing a two-storey side building offering a new layout with an enclosed ground floor kitchen and master bedroom above. (Full details can be obtained from the Agents on further request) Planning Application Number: 0/47661

#### OUTBUILDINGS

Situated off the yard area are various outbuildings offering flexibility of use depending on individual requirements, the buildings include:

**WORKSHOP** - 8.90m x 5.37m, block built and rendered with a tiled roof and concrete floor, currently offering storage facilities with lighting and power points fitted. A further yard area is provided to the rear with former chicken coup; **STOREROOM** - 7.27m x 5.70m, timber structure with trussed roof and concrete floor, fitted with lighting and power distribution with further workshop area to the rear **CAR PORT** - Open-fronted car port giving access to workshop and yard; **STABLES** - 5.84m x 5.30m, open-fronted timber stables with adjoining tack room.

#### GROUNDS

The grounds extend to 8.0 acres (or thereabouts) and comprise mature managed woodland with numerous graded tracks leading to seating areas enjoying views of the surrounding countryside. Further open areas are laid to grass, suitable for picnics, tenting and similar activities and there are further timber structures scattered throughout the woodland. Situated between the drive and the public highway is a smaller sloping paddock, which has previously been used to graze livestock.

**SERVICES**

We understand that mains electricity and water are connected to the property, together with oil-fired heating and a private drainage supply. None of the services have been tested for capacity or correct functioning and potential purchasers should satisfy themselves entirely regarding these matters.

**TENURE**

Assumed Freehold - Confirmation will be provided by Solicitors.

**COUNCIL TAX BANDING**

The property is situated in the County of Conwy. Council Tax Band E (information obtained from the Valuation Office Website)

**VIEWING**

Strictly by prior appointment with the Agents, Jones Peckover, 61 Market Street, Abergel, Conwy LL22 7AF.

Tel: 01745 832240

Email: abergele@jonespeckover.com

**IMPORTANT NOTICE**

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.

**MISREPRESTATION ACT**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

**MONEY LAUNDERING**

The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport, Photo Driving Licence and a recent Utility Bill.

**EASEMENTS & RIGHTS OF WAY**

The property is sold subject to all rights, including rights of way whether public or private, light support, drainage, water and all existing wayleaves for masts, pylons, stays, cables, drains, water, gas and electricity supplies and other rights and obligations,

quasi-easements and restrictive covenants whether referred to in these particulars or not. The property is conveyed subject to all matters revealed in the title accompanying the contracts of sale.

**DIRECTIONS**

From our Abergel Office proceed along the A55 to Conwy, turning left below the Castle and continuing along the B5106 Llanrwst Road to Plas Iolyn Park. Without turning, continue to the small junction on the right signposted 'Henryd' and thereafter continue past the junction for Maes Baclaw, turning almost immediately left back on yourself onto the private drive. Alternatively, if required, the owners can meet prospective purchasers at the Groes Inn which can be found approximately 1.0 mile further along the road on the right hand side.

**ENERGY PERFORMANCE CERTIFICATE**

The certificate shows the energy rating of the building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. Full EPC Certificate available for inspection. The current rating is E. and expires in October 2031.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus)	A	77	73
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	44	27
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC



