



Oxwich Road, Mochdre, Colwyn Bay LL28 5AG

£550,000

Monopoly Buy Sell Rent is delighted to offer for sale, with no onward chain, this utterly unique and characterful Grade II listed former farmhouse, complete with a converted stable annex, set within extensive private grounds and enjoying far-reaching countryside and mountain views. Dating back to the 1500s, the farmhouse has been thoughtfully restored to retain its historic charm while providing generous and versatile accommodation, making it ideal for multi-generational living, guest accommodation, or potential income potential. The property is surrounded by beautifully maintained grounds, including landscaped gardens, patio areas, a children's play area, and a summerhouse.

Situated in a sought-after area of North Wales, the property is conveniently located just minutes from the coast and within easy reach of popular attractions such as Conwy Castle, Bodnant Gardens, the Great Orme, and Gwrych Castle. Excellent transport links are available via the A55.

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- Grade II Listed Farmhouse Dating Back to the 1500s
- Extensive Private Grounds and Landscaped Wrap-Around Garden
- Far-Reaching Countryside and Mountain Views
- Close to all Local Amenities and Excellent Road Links Via the A55
- Converted Stable Annex providing Additional Living Space
- Freestanding 15ft Pool for Swimming/Hot Tub with Roof & Lighting
- Peaceful Rural Location with Easy Access to the North Wales Coast
- Freehold Property, Council Tax Band G



Front Porch

A wooden stable front door opens to this useful porch, with space to hang your coat and leave your shoes with a window and a through-the-wall letter box underneath. You then step directly through into the kitchen.

Kitchen

A farmhouse-style kitchen fitted with a range of classic cream units and finished with a beautiful granite worktop. A striking red Aga with tiled surround and overhead lighting acts as the centrepiece. Additional features include a Belfast sink, under-counter fridge and freezer, space for a dishwasher, and stylish tile-and-wood panelling splashbacks. Windows to both the front and rear, each with deep sills. A central island with a granite top provides extra prep space and storage. The kitchen has a beam, tiled-effect vinyl flooring, and a glazed door linking to the dining room.

Dining Room

A small step from the kitchen leads you to this beautifully proportioned room with a beamed ceiling and three 12-pane windows offering lovely outlooks and deep window sills. A stone fireplace with stone hearth houses a decorative log burner, adding warmth and charm. Alcove shelving provides display space, and the room includes two radiators, a wall-mounted TV point, and carpeted flooring. A door opens to the lounge. The current owners advise us that planning permission has been granted for a large orangery to be built to the rear of the main house.

Lounge

A charming and characterful lounge featuring a mammoth inglenook fireplace housing a log burner, complete with a timber mantle and stone hearth. The space benefits from dual-aspect 12-pane sash windows with deep sills, filling the room with natural light. Additional features include a useful understairs storage cupboard, exposed ceiling beam, wall lights, and a decorative paned glass door leading outside. Radiator and carpeted floor.

Landing

The turned carpeted staircase leads to a bright landing featuring a decorative stained-glass window, doors to all rooms, a radiator, and a hatch that gives access to the loft.

Master Bedroom

A spacious and beautifully presented master bedroom with carpeted flooring and fitted headboard with integrated lights, sockets, and side drawers. The room enjoys two small decorative glazed windows alongside a larger 12-pane window. Downlighting, fitted wardrobes with LED lighting, and a fitted dressing table with storage and integrated mirror elevate the space. A step leads to the en-suite.

En-Suite

A modern three-piece suite comprising a large shower enclosure with thermostatic rainforest head and handheld attachment, vanity unit with mixer tap, and boxed WC. Features include an anti-mist mirror, corner mirror cabinet, 9-pane window with deep sill, PVC slate-effect wall panels, PVC ceiling with downlighting, laminate tile-effect flooring, and chrome heated towel rail.



Bedroom 2

A generous double bedroom with carpeted flooring and a full wall of fitted wardrobes, drawers, and dressing table. The room offers dual-aspect lighting through two 9-pane windows and includes fitted side cupboards and wall-mounted lights.

Bedroom 3

A cosy, carpeted bedroom offering a fitted wardrobe, drawers, dressing table/desk, radiator, and a small window with deep sill.

Family Bathroom

A spacious bathroom fitted with a modern three-piece suite consisting of pedestal sink, low-flush WC and a freestanding bath with central shower-mixer tap. Additional features include a chrome heated towel rail, wall panelling with dado rail, anti-mist LED-lit mirror, cupboard housing the hot water tank, rear-facing window, laminate slate-effect flooring, and a wood-panelled ceiling.

Annex - The Stables

Ground Floor

A versatile space currently used as a bedroom, featuring vinyl wood-effect flooring, radiator, and housing the Glow-worm combi boiler. A door leads to the shower room and stairs rise to the upper level.

Shower Room

Fitted with a three-piece suite comprising pedestal sink, low-flush WC, and corner shower enclosure with electric shower and PVC splashbacks. Additional features include heated extractor fan, tiled-effect vinyl flooring, and wall-mounted heater.

First Floor

Stairs with carpet runner and handrail lead to a charming room with A-pex roof, currently used as a bedroom with wall panelling, radiator, stable door to the rear, and door to the balcony. The front elevation features traditional 9-pane windows.

Balcony

A wooden balcony offering attractive views over the surrounding landscape.

Garden

The wrap-around garden is a standout feature of the property, enjoying far-reaching views and offering a variety of thoughtfully designed outdoor spaces. Accessed via a wooden gate with blocked paving leading to the front door, the landscaped garden includes lawned areas, gravelled and slate borders, and a chipped slate pathway that guides you through its tiered layout. There is a resin-finished area alongside multiple decked and slabbed patio areas, including one conveniently located by the rear door and another with a balcony above. The garden is fully enclosed with panelled fencing and framed by mature cedar trees, creating privacy and a peaceful setting. Additional features include open store space and a large timber summerhouse with tiled-effect vinyl flooring and power points, ideal for a home office, studio, or entertaining space.

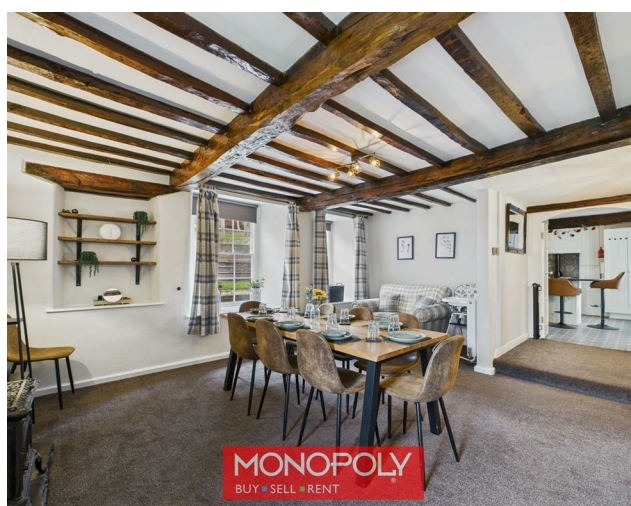
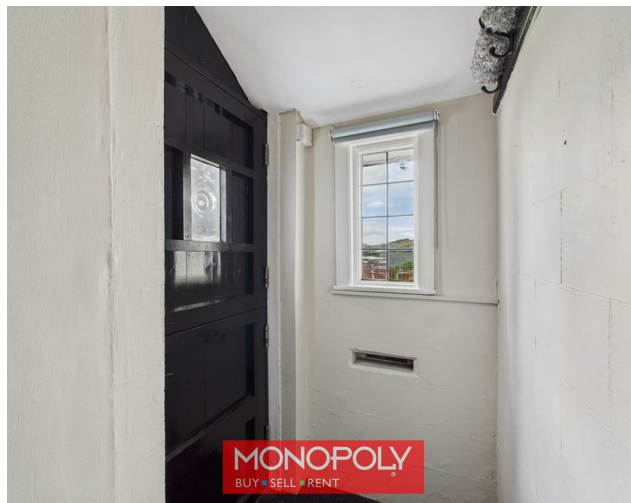
Important Information



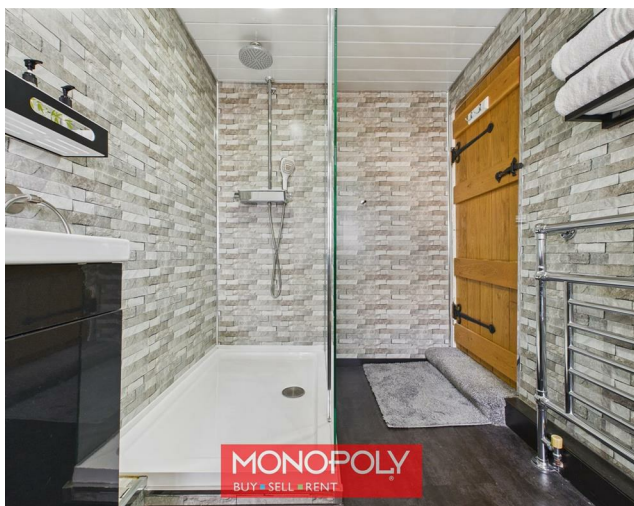
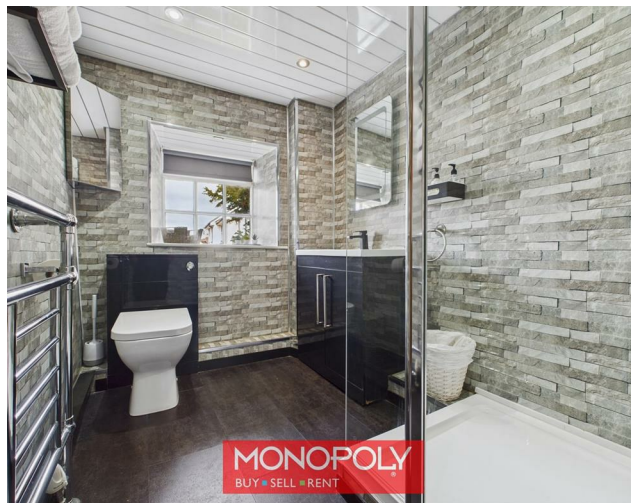
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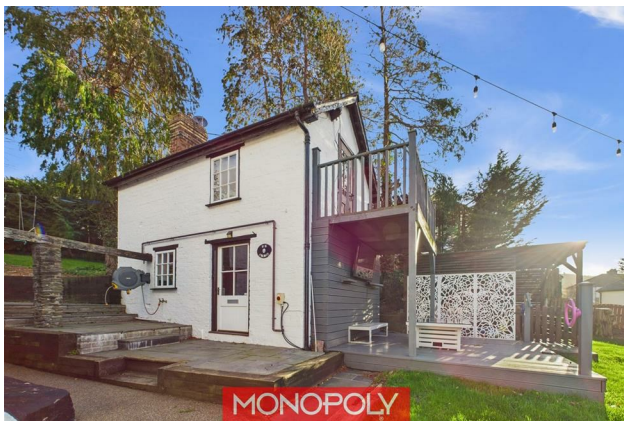
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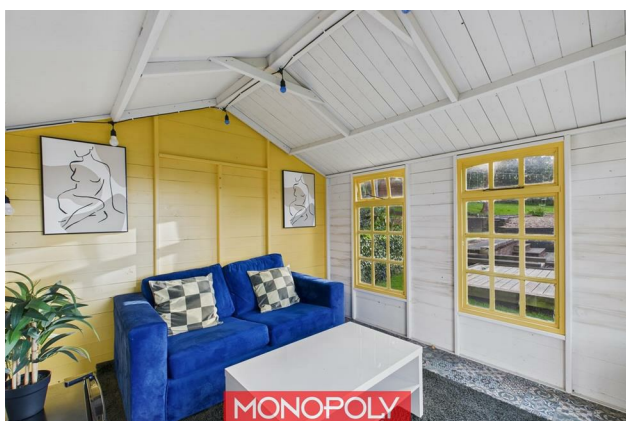
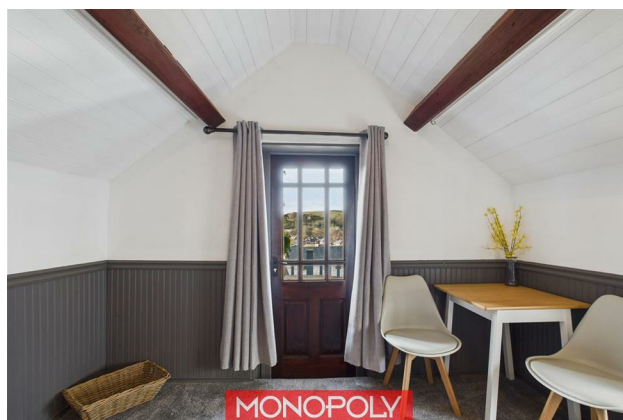
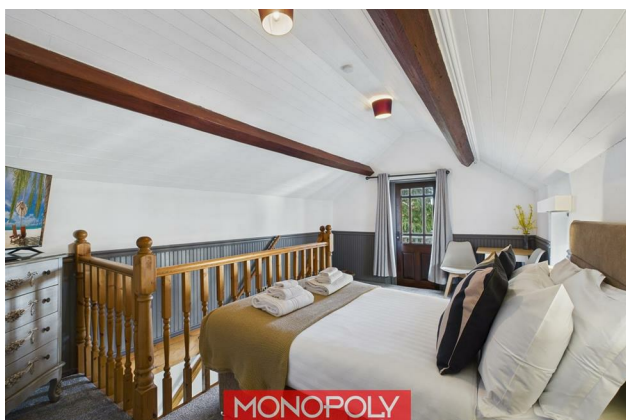




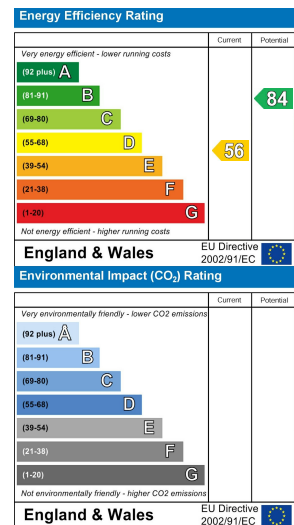
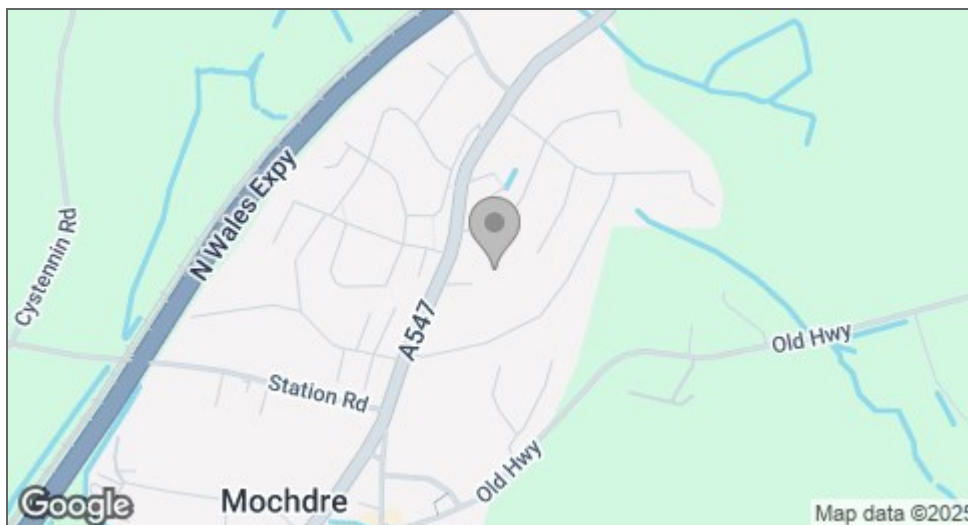












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