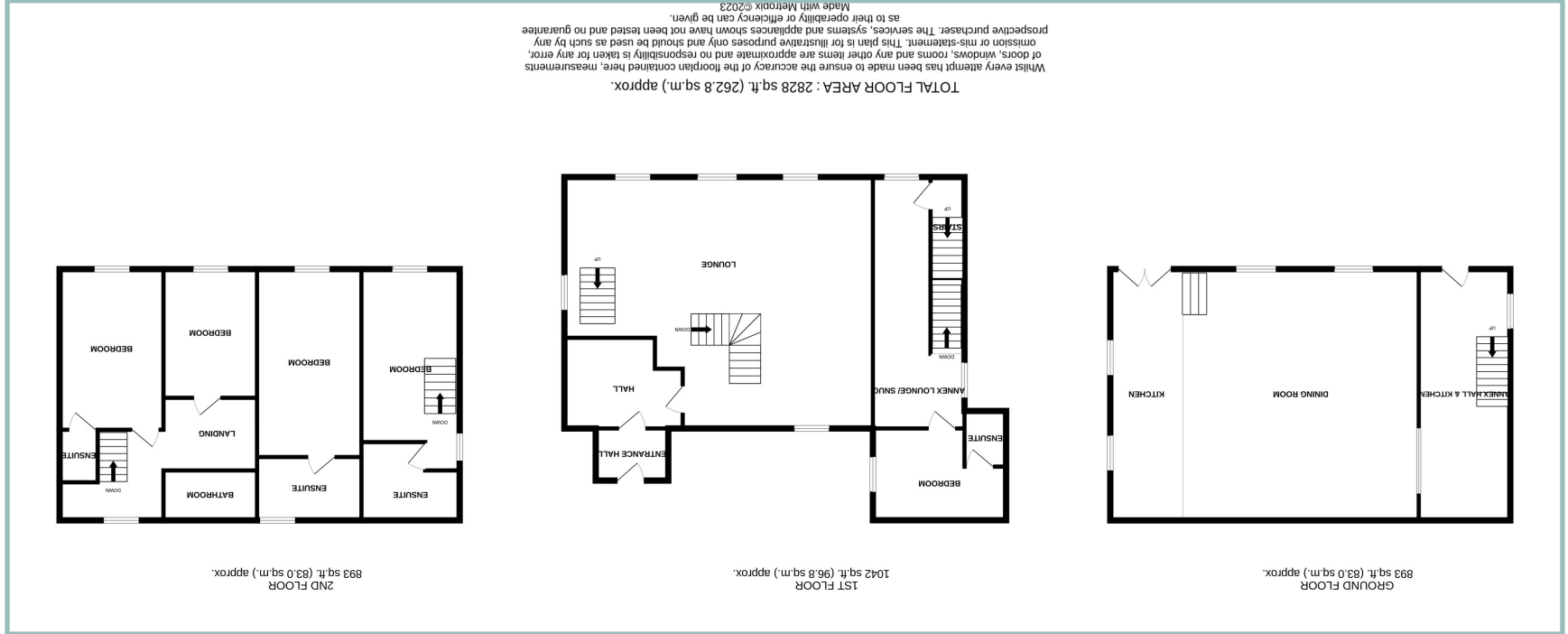


We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating traveling some distance to view the property.

www.fletcherpoole.com

Fletcher & Poole
DIAMOND COLLECTION



Five Bedroom Converted 17th Century Former Corn Mill With One Bedroom Annex

Description

Pentre Felin is a superb example of a converted 17th century former corn mill situated in the highly sought after village of Eglwysbach in the beautiful Conwy Valley.

The property has been sympathetically renovated retaining many of the original features of the corn mill, including the grind stones, exposed beams and stone walls and part of the water wheel.

The property is currently used as a generous sized family home with accommodation laid over three floors, however, previous owners have run the property as a Bed & Breakfast.

There is also a self contained annex to the side of the property with its own personal external door as well as an internal door into the main accommodation.

The well presented accommodation comprises: Double doors from the front courtyard area lead into a modern fitted kitchen with double electric oven and hob, dishwasher and fridge/freezer. Small set of steps lead up to a good size dining area with a glass enclosed mill workings and stone floors throughout the ground floor. A turned wooden staircase leads to the first floor accommodation: Superb lounge with original mill workings, solid wood floor and multi fuel burner. Inner hall area with cloakroom and rear door. To the first floor: Landing with exposed beams, three double bedrooms and family bathroom. There is an external door leading into the Annex which has a hall area, kitchen with window overlooking the old water mill, stairs leading up to a lounge/dining area and bedroom five with en-suite bathroom. Timber glazing and LPG fired central heating.

To the outside there is a large gated front garden area/driveway with stone outhouse. To the rear there is a large lawned garden.

- * SUPERB GRADE II LISTED CONVERTED FORMER MILL
- * ENJOYS COUNTRYSIDE VIEWS
- * SITUATED IN A HIGHLY SOUGHT AFTER VILLAGE
- * LARGE GATED FRONT COURTYARD/DRIVEWAY
- * VERSATILE ACCOMMODATION WITH ANNEX OR POTENTIAL TO CONVERT INTO A BED & BREAKFAST OR HOME WITH AN INCOME
- * LARGE LAWNED REAR GARDEN
- * VIEWING HIGHLY RECOMMENDED TO APPRECIATE THE ORIGINAL FEATURES OF THIS LOVELY HOME

Dining Room

22' 3" x 13' 7" 6.78m x 4.14m



Kitchen

23' 9" x 9' 6" 7.24m x 2.89m



5 Bedroom Converted Corn Mill With Annex

PENTRE FELIN
FFORDD PENNANT
EGLWYSBACH
CONWY
LL28 5UN

£583,000

REDUCED FROM £595,000

Reference Number: FP7756

Fletcher & Poole,
3 Lancaster Square,
Conwy LL32 8HT

Registered Company
Number 4687367

Valuation

Thinking of moving in the near future please do not hesitate to ask for a FREE sales valuation

Viewing

By appointment contact:

tel: 01492 583100
email: conwy@fletcherpoole.com
web: www.fletcherpoole.com



Location

This property is centrally located within the charming village of Eglwysbach which is located in the picturesque Conwy Valley. The local services include the public house, village shop and post office, church and village school and is on a regular bus route.

Directions

From our Conwy Office proceed around the one way system and back over the bridge in the direction of Llandudno Junction. Take the third exit off the roundabout and take the slip road towards Chester. Take the next exit off signposted Betws-y-coed and Glan Conwy. Proceed through Glan Conwy, up the hill and follow the signs for Bodnant Garden & Eglwysbach. Bear left and proceed past Bodnant Gardens, continue and proceed through the village, pass the primary school on the right. After the crossroads continue for a short distance, the property will be the first on the left hand side. (Do not follow the sat nav to this property)

Council Tax Band: F (provided on www.voa.gov.uk)

Energy Efficiency Rating: G

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E		
21-38	F		
1-20	G	19 G	



Five Bedroom Converted 17th Century Former Corn Mill With One Bedroom Annex

Utility Room

19' 11" x 5' 3" 6.8m x 1.6m

Lounge

30' 4" x 22' 6" 9.28m x 6.86m



Snug/Annex Lounge/Diner

22' 5" x 9' 2" 6.83m x 2.79m



Bedroom Five/ Annex & En-Suite Bathroom

9' 7" x 7' 1" 2.93m x 2.15m

Bedroom One & En-Suite Shower Room

16' 9" x 9' 9" 5' 10m x 2.98m



Bedroom Two & En-Suite W.C.

11' 2" x 11' 1" 3.40m x 3.37m

Bedroom Three & En-Suite Bathroom

13' 10" x 9' 9" 4.20 x 2.96m



Bedroom Four

9' 10" x 8' 10" 2.99m x 2.69m



Bathroom



5 Bedroom Converted Corn Mill With Annex

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