

Please contact us before viewing the property. If there is any point of particular importance to you we are content to travel some distance to view the property.

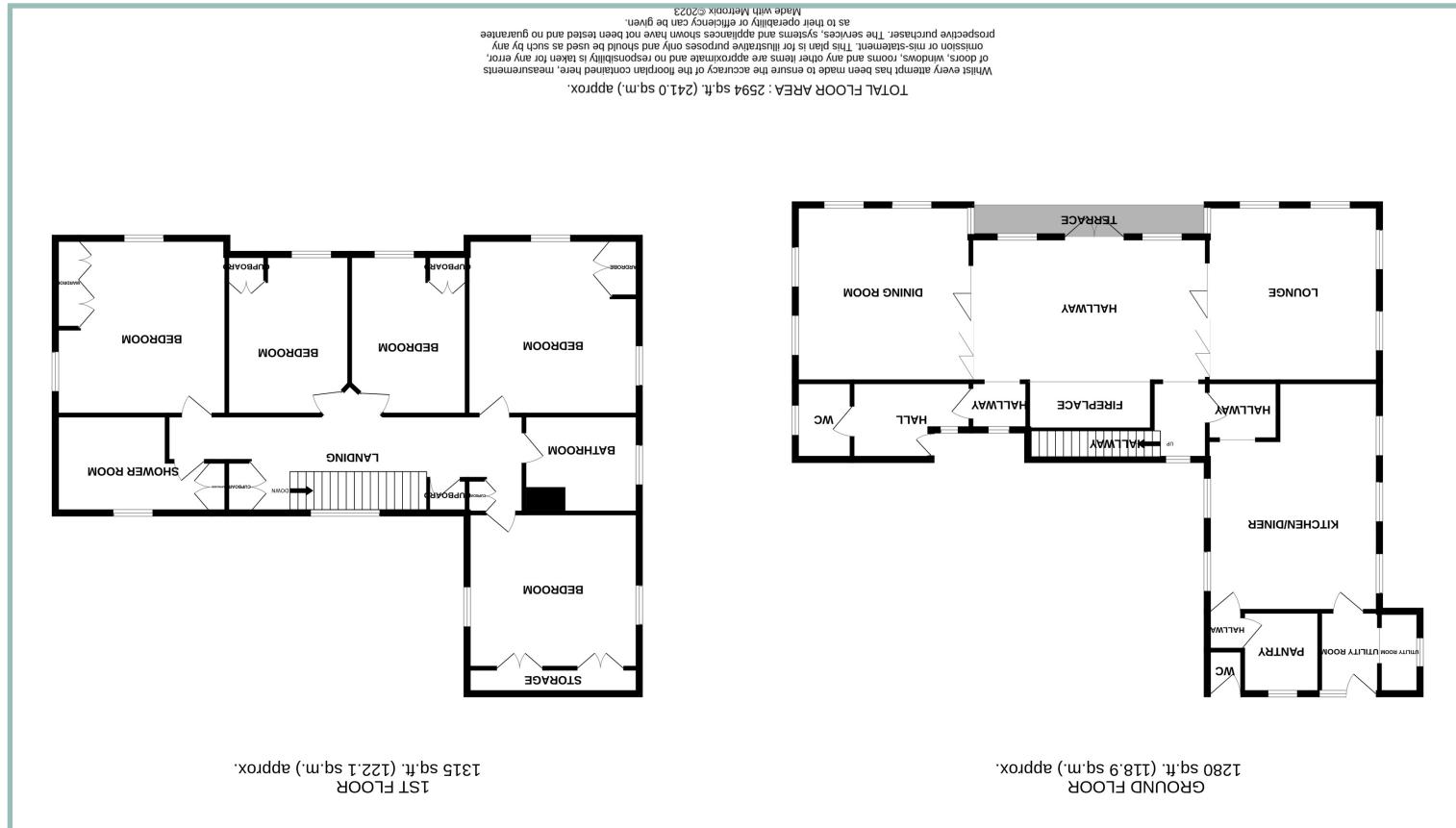
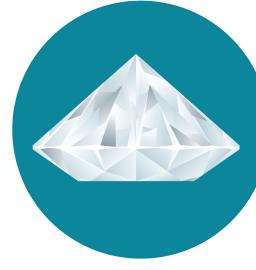
We strongly recommend that all the information which we provide about the property is verified by your self or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

The seller does not make any representation (unless otherwise stated) and no warranty can be given as to their condition.

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 warranty in relation to the property and we have no authority to do so on behalf of the seller.

www.fletcherpooles.com

DIAMOND COLLECTION Fletcher Pool



Superb Detached Five Bedroom Grade II Listed Herbert Luck North Designed Home

Description

Beamsmoor is an exceptional example of the work of the highly acclaimed architect Herbert Luck North, built in 1912 in the distinct Arts & Crafts style. Sat proudly in a large plot extending to approximately one acre of beautiful gardens and grounds with two sweeping, gated driveways, double garage, large front lawn ideal for a game of croquet and landscaped rear garden. The superb mountains form the backdrop to the rear and the sea, Anglesey and Puffin Island views can be enjoyed from the front aspect.

The close has been described as a 'Park' by many with large established trees, each of Luck North's properties enjoys generous gardens with Beech hedges and slate fences, all having a distinctive steep white gable and steep slate roofs. Distinctive on the exterior and once inside the attention to detail and design never disappoints.

Beamsmoor has been owned by the current family for the last 52 years and is one of the larger properties on the close, a superb family home yet designed with entertaining in mind. The large reception room forms the heart of the ground floor accommodation and boasts a large recessed fireplace with original tiles and large folding solid wood doors into both the lounge and dining room which once are fully opened, create a large superb open plan space for entertaining. There are also double doors to the front which open out onto a partial covered verandah with slate floor which overlooks the front lawn.

An inner hallway provides access to the rear external door and cloakroom/W.C.

The triple aspect lounge has an original tiled fireplace, double aspect dining room also has an original tiled fireplace. From the main reception room there is access into the good size kitchen/ breakfast room with a range of wall and base units, integrated fridge, dishwasher, five ring electric hob, double oven and carousel corner cupboard, walk-in pantry, utility room with space and plumbing for a washing machine and dryer.

To the first floor there is a long landing with large window and several storage cupboards. Double aspect master bedroom with vanity unit/ sink, fireplace and window seat. Bedroom two with a double aspect, fireplace and two window seats, bedroom three with a double aspect, two window seats and exposed floorboards. Bedroom four with a fireplace, window seat and sink/ vanity unit and bedroom five with a fireplace and sink/ vanity unit. Family bathroom and a separate shower room. Single glazed timber windows which have secondary glazed units to many of the ground floor and a Trianco floor mounted oil fired boiler.

To the outside there are two sweeping gated driveways allowing for ample off road parking, double garage with stairs to an upper storage floor, power and light. Large lawned front garden with feature stone walling and well planted borders, an array of established plants, trees and shrubs throughout the garden with a circular feature heather garden to the rear, patio seating area and further lawned areas.

- * GRADE II LISTED FIVE BEDROOM DETACHED HOME
- * DESIGNED BY HERBERT LUCK NORTH
- * OCCUPIES A LARGE PLOT EXTENDING TO APPROXIMATELY ONE ACRE
- * TWO DRIVEWAYS & DOUBLE GARAGE
- * BRIMMING WITH ORIGINAL FEATURES & A BEAUTIFUL ATTENTION TO DETAIL
- * ENJOYS MOUNTAIN, SEA & PUFFIN ISLAND VIEWS
- * MUST BE VIEWED TO APPRECIATE THE DESIGN & DETAIL OF THIS SUPERB HOME
- * NO CHAIN
- * FREEHOLD

Hallway

20' 4" x 13' 6" 6.20m x 4.11m



5 Bedroom Detached House

BEAMSMOOR
PARK ROAD
LLANFAIRFECHAN
CONWY
LL33 0AE

NO CHAIN

£765,000

Reference Number: FP7679

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

Registered Company
Number 4687367

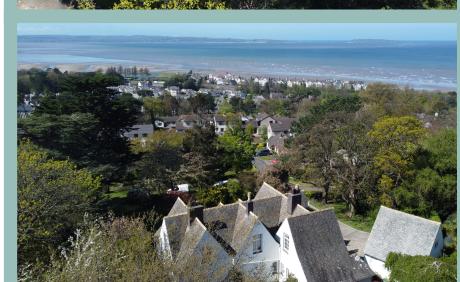
Valuation

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

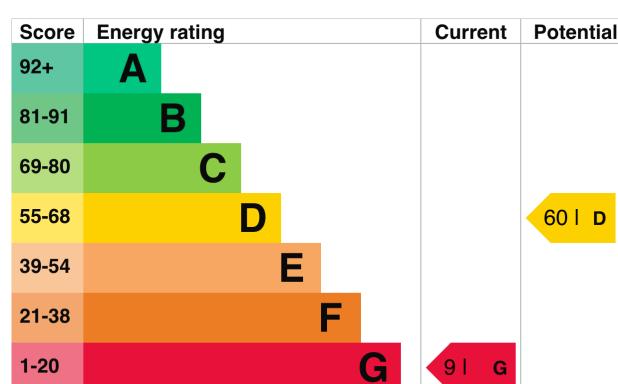
Beamsmor is located on the outskirts of the peaceful village of Llanfairfechan, which benefits from a range of local shops, medical centre, library, beautiful sandy beach and nine hole golf course. It is approximately 7 miles from the walled town of Conwy and 8 miles from the University of Bangor.

Directions

From our Conwy office proceed along the A55 in the direction of Bangor. Take the third exit off for Llanfairfechan. Proceed into the village, turn left onto Park Road, bear left where Beamsmoor can be found on the right.

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

Energy Efficiency Rating: G



Superb Detached Five Bedroom Grade II Listed Herbert Luck North Designed Home

Lounge

14' 6" x 13' 11" 4.42m x 4.24m

Dining Room

14' 10" x 14' 9" 4.52m x 4.49m

Inner Hallway

7' 7" x 4' 1" 2.31m x 1.24m

Kitchen/Diner

14' 5" x 19' 3" narrowing to 14' 1" 4.39m x 5.87m x 4.29m

Walk-In Pantry

6' 7" x 6' 6" 2.00m x 1.98m

Utility Room

6' 10" x 5' 1" 2.08m x 1.55m

Utility Room

6' 7" x 3' 4" 2.00m x 1.01m

Rear Hall

10' 4" x 7' 1" 3.15m x 2.16m

Cloakroom

8' 3" x 4' 8" 2.51m x 1.42m

Landing

29' 4" x 7' 9" max 8.93m x 2.36m

Bedroom One

13' 11" x 15' 7" max 4.24m x 4.75m



Bedroom Two

14' 6" x 14' 10" 4.42m x 4.52m



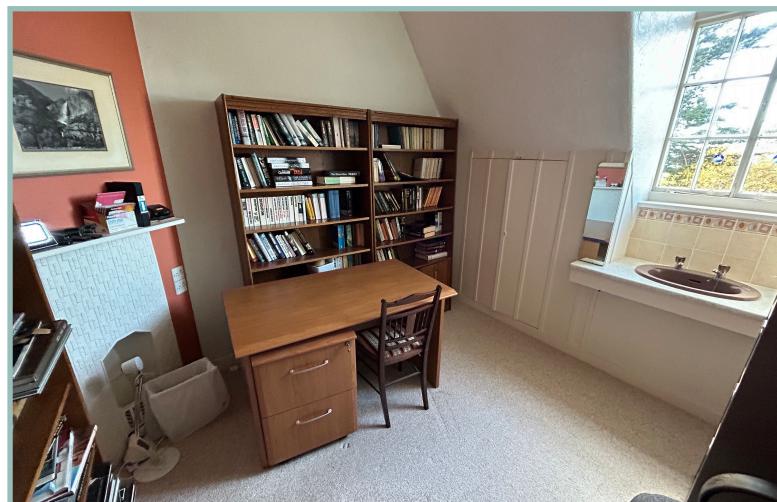
Bedroom Three

16' 2" max x 13' plus storage cupboards 4.93m x 3.96m



Bedroom Four

9' 11" x 11' 3" max 3.02m x 3.43m



Bedroom Five

11' 3" max 9' 11" 3.43m x 3.02m



Bathroom

9' 1" x 6' 5" 2.77m x 1.95m



Shower Room

14' 5" x 8' 4" 4.39m x 2.54m



Garage

18' 7" x 18' 5" 5.67m x 5.62m

Upper Floor Garage

18' x 17' 2" into eaves 5.49m x 5.23m

Outside W.C.

4' x 2' 3" 1.22m x 0.68m

5 Bedroom
Detached House

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PARK ROAD
LLANFAIRFECHAN
CONWY
LL33 0AE

NO CHAIN
£765,000

Reference Number: FP7679

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Valuation

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