



**Beecholme 29 Pwllycrochan Avenue  
Colwyn Bay, North Wales LL29 7BW**

**Asking Price £795,000**



Set well back from the road at the end of a private driveway, a most imposing and substantially constructed DETACHED 20 BEDROOM RESIDENCE of considerable size and character set in its own mature grounds and PARKING. The property is located in the conservation area and approached by a long driveway off the top of the road, near the junction with the Old Highway and in a conservation area. Of striking design with castellated upper elevations, tower rooms and part 'Tudor' style timber work beneath a slate roof the property was constructed around the late 1800,s, sold to the founder of Rydal School and has been part of the school ever since. It has been used as boarding facilities with staff/recreational quarters. Of particular note is the magnificent oak panelled reception/entertaining hall with huge carved and panelled fireplace. The property is large enough for Medical/Care Home use or Institutional use, currently having a planning Class C2 use but would need change of use for a residential dwelling or other. Briefly there are 20 BEDROOMS, 9 BATHROOMS/WASHROOMS and 4 RECEPTIONS together with DOMESTIC ROOMS. Commercial EPC 67C Ref CB7089



**Entrance Porch****Magnificent Reception Hall****Cloakroom****Inner Hall****Staff Flat**

Living Kitchen with stainless steel sink unit, bay window and side window, central heating radiator, breakfast bar. Shower Room off with shower cubicle, wash hand basin, w.c

**Huge Reception Room**

Bay window and seating overlooking the lawns, 3 central heating radiator

**Bedroom (No 2)**

Rear bay window and seating, 2 vanity wash hand basins, central heating radiator, fine oak panelling to chimney breasting

**Dormitory Room**

Bay window and seating overlooking the lawns, three quarter oak panelled walls, 2 vanity wash hand basins, 2 central heating radiators, deep oak inglenook fireplace, brass canopy in the Art Nouveau style, seating and lighting either side of fireplace

**Rear Hall**

Central heating radiator, stairs to first floor and lower level, door to rear porch

**Long Open Plan Reception Room**

Bay window, central heating radiator, cupboards and shelving, airing cupboard, opening into the Kitchen central heating radiator, stainless steel sink unit, wall and base cupboards, cooker extractor hood, electric cooker, plumbing for washing machine

**Rear Bedroom**

Central heating radiator, 3 windows, cupboards and shelving

**Lower Level****Games Room**

2 central heating radiators

**Reception Room**

Huge bay window, decorative inglenook fireplace, tiled canopy, delft rack, 3 central heating radiators, 2 steps up to the kitchen

**Kitchen**

Beech style base cupboards and drawers with work top surfaces, central heating radiator, breakfast bar, 4 ring electric hob unit, built in oven, cooker hood, stainless steel sink unit, built in fridge freezer and 2 larder cupboards

**Rear Hall**

Central heating radiator, Boiler Room, Laundry Store, Cloakroom and Shower Room

**First Floor**

Magnificent wide easy rising oak staircase from the Hall to First Floor and Galleried Landing, central heating radiator

**Bedroom 3**

Bay window, central heating radiator, 2 wash hand basins

**Bedroom 4**

Wash hand basin, central heating radiator

**Bedroom 5**

Bay window and 2 side windows, 2 wash hand basins, central heating radiator

**Bedroom 6**

Central heating radiator, 2 wash hand basins

**Bedroom 7**

Bay window and 2 seats, central heating radiator, 3 wash hand basin

**Shower Room**

5 upvc shower cubicles, 2 wash hand basin, central heating radiator, Separate w.c

**Rear Landing**

Central heating radiator, built in cupboard

**Bedroom 8**

Central heating radiator, Separate w.c and wash hand basin

**Bedroom 9**

2 Central heating radiators, 3 wash hand basins, 5 windows

**Rear Bedroom**

Sea views, double door wardrobe and fitted cupboard, central heating radiator, Separate w.c and wash hand basin, central heating radiator

**Top Floor**

Stairway from the First Floor level to Galleried Landing central heating radiator

**Bedroom 10**

2 wash hand basins, 2 central heating radiators'

**Bedroom 10a**

Wash hand basin, central heating radiator

**Bedroom 11**

Turret room with 6 sided bay window, 2 central heating radiators, wash hand basin,

**Bedroom 12**

Central heating radiator, wash hand basin

**Bedroom 13**

Central heating radiator, double glazed

**Bedroom 14**

Central heating radiator, wash hand basin

**Bedroom 15**

Central heating radiator, wash hand basin

**Bedroom 16**

Central heating radiator, wash hand basin

**Inner Landing**

2 central heating radiator, rear landing central heating radiator, stairs to lower level

**Bedroom 17**

Central heating radiator, 2 windows

**Bedroom 18**

Double door wardrobe, central heating radiator, sea views

**Shower Room**

Shower cubicle, wash hand basin, w.c, central heating radiator

**Outside**

The property is located at the end of a long private driveway off Pwllychrochan Avenue with plenty of parking and turning area. There is a front lawn and to the side of the house is where to original Loggia used to be. There is a wooded area which borders onto Queens Drive. At the back of the house are mature lawns and grass bank

**AGENTS NOTE**

AGENTS NOTE Viewing Arrangements By appointment with Sterling Estate Agents on 01492-534477 e mail sales@sterlingestates.co.uk and web site [www.sterlingestates.co.uk](http://www.sterlingestates.co.uk)

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Money Laundering Regulations - In order to comply with anti-money laundering regulations, Sterling Estate Agents require all buyers to provide us with proof of identity and proof of current address. The following documents must be presented in all cases: Photographic ID (for example, current passport and/or driving licence), Proof of Address (for example, bank statement or utility bill issued within the previous three months). On the submission of an offer proof of funds is required.

PMA; WHEN WE WERE ASKED TO ARRANGE THIS SALE WE HAVE BEEN UNABLE TO VERIFY CERTAIN INFORMATION. IN PARTICULAR NONE OF THE SERVICES, BOUNDARIES, FITTINGS, TENURE AND APPLIANCES, WHERE APPLICABLE, HAVE BEEN TESTED/CHECKED. NO WARRANTIES OF ANY KIND CAN BE GIVEN







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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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#### AGENTS NOTES;

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