BROCK HILL

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The Iconic Art Deco Styled Brock Hill is set in a spectacular location in the popular village of Borth Seaside Resort which is seasonally enjoyed by many people. This iconic property, that stands proud at the end of Borth High Street has lots of potential to become a beautiful home.

It stands in approximately a third of an acre and the front garden is enclosed by a low rendered wall. It is within easy reach to Borth Railway Station which then goes on into Aberystwyth and also sits on the routes to Birmingham, Manchester and London. There are shops, cafes, and public houses nearby and you also have the beautiful Nature Reserve of Ynyslas on your doorstep.

This commanding property stands on three levels. You have the ground floor with the entrance door leading at the front, a first floor and a useful lower ground floor/ basement which houses a games room, a laundry and a double garage with electric gates.

There is a large reception room at the front with the Art Deco feature of the curved windows and walls which makes this property stand out in this beautiful village. The property is located right opposite the sea and the beach and you can enjoy the views of the beautiful mountains at the back of the property and Cardigan Bay out to the front.

On the ground floor there is a living area, a kitchen, a bedroom and bathroom with a separate toilet. On the first floor, the main room is used as a second living room with that beautiful view and the Art Deco style frontage of the round window. There are a further three bedrooms and two bathrooms. The lower ground floor offer a games room, a bathroom, a laundry and a reverse accessed garage. This floor also leads out to the back of the property, which also houses two outbuildings which are currently used as garden storage.

There is huge scope to develop this property with approximately a third of an acre that it stands in. Additionally, there is potential to extend and make this large property even bigger.

It is a must view property to get the feel of it and how large the accommodation is.

Briefly the accommodation comprises.

A ground floor double bedroom with a front aspect with sea views. Also on the ground floor, there is a kitchen with two pantries and that leads that also leads out to the side of the property with a further toilet and storage. On the ground floor there is also a bathroom with a bath and sink and a separate WC. There is also a door that leads to stairs down to the basement level and stairs to the floor on the first floor. There is also a large Sitting Room, frontal aspect with super views.

On the first floor, there is a small shower room, three further bedrooms, one with a large ensuite, and a very large First floor Sitting Room, again with curved windows to the front with magnificent views over the sea and up to the nature reserve of Ynyslas. (This could also be used as a master suite). Bedroom two also has a front aspect with sea views and an ensuite and is a large double bedroom. Bedroom three and four are at the rear of the property which has views over the Aberdovey Estuary, and mountains.
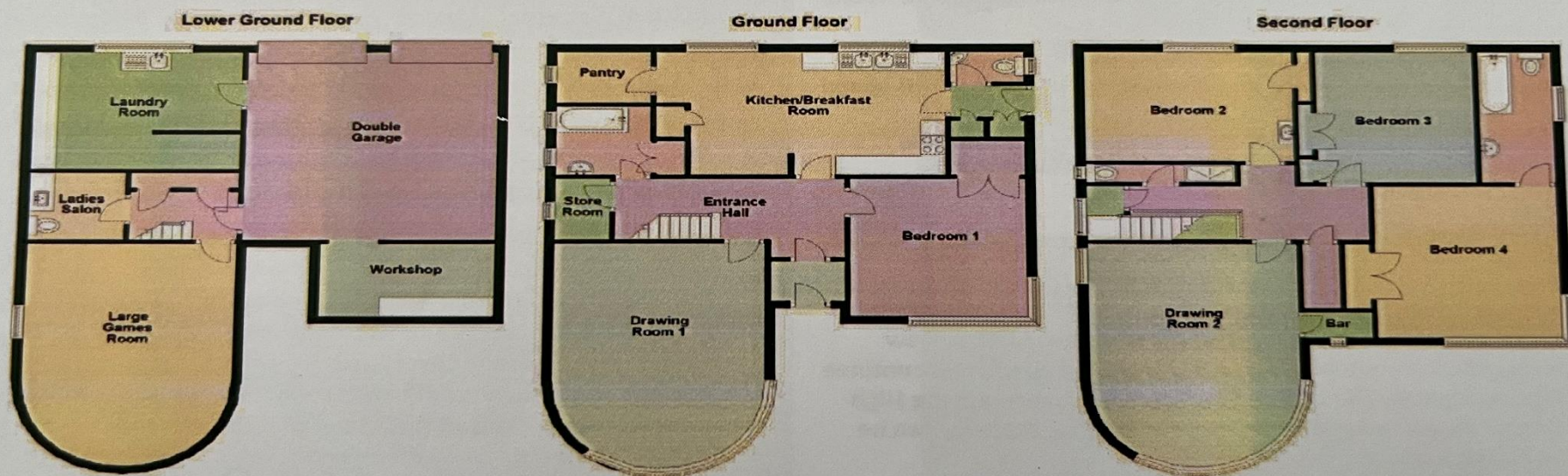
At present, the lower ground floor/basement consists of a large double garage which includes a workshop to the rear which has electrics. There is a large laundry room and there is a games room downstairs which at the moment is used as an office and there is a large snooker table in there. There are two electric double garage doors out to the rear garden. The rear garden houses two brick storage sheds. LPG gas tank outside. Large lawned area and an area with shrubs, flowers and rockery. It is a completely walled garden to the side of the property and offers a large tarmacadamed area for at least six to seven cars and this area is gated to the front by a wrought iron gate.

OOR PLANS

Lower Ground Floor

- Laundry Room
- Double Garage
- Ladies Salon
- Workshop
- Large Games Room

Ground Floor

- Pantry
- Kitchen/Breakfast Room
- Store Room
- Entrance Hall
- Bedroom 1
- Drawing Room 1

Second Floor

- Bedroom 2
- Bedroom 3
- Drawing Room 2
- Bar
- Bedroom 4

For illustration purposes only, floor-plan not to scale and measurements are approximate.
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