



Llidiart Y Fadog,
Conwy LL32 8SH



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£200,000

BY AUCTION - GUIDE PRICE- £200,000 TO £250,000

Detached Rural Cottage set within half an acre in a beautiful hillside setting with Stone Barns and Outstanding Views

Auction Date - 29th October 2025

A traditional extended double-fronted cottage set within half an acre of grounds, enjoying an elevated rural position high above the beautiful Conwy Valley. This charming stone-built home, together with two stone outbuildings, offers enormous potential for sympathetic upgrading and improvement. The property remains generally in good order but would need some improvement., retaining a wealth of original character features including exposed beams, deep stone fireplaces and traditional sash windows.

Accommodation currently provides a living room, dining room, kitchen, bathroom and bedrooms, with scope to remodel and extend further (subject to necessary consents).



Location

The location is truly special – tucked away from the hustle and bustle, the cottage enjoys panoramic views across the Conwy Valley and surrounding hills. A rare opportunity to acquire a traditional country home in a private setting, yet within easy reach of local towns and villages.

Key Features

- Detached traditional stone cottage
- Extended accommodation with character features
- Approx. ½ acre grounds with gardens and woodland
- Elevated setting with outstanding valley and hillside views
- Two stone barns offering further potential
- Secluded rural position above the Conwy Valley
- For sale by Auction

Accommodation Affords:

(Approximate measurements only)

Front Entrance porch. 6'0" x 3'8" (1.83m x 1.13m)
Timber and glazed windows, timber front door, quarry tiled floor,

Dining Room: 14'9" x 12'11" (4.5m x 3.94m)
With balustrade staircase leading off to first floor level, inglenook fireplace with slate lintel over, multi fuel stove (not tested), beamed ceiling, sash window to front and rear elevation, electric meter cupboard.

Lounge: 14'5" x 12'0" (4.4m x 3.68m)
With timber and glazed doors leading onto front garden, radiator, sash window to rear.

Kitchen: 8'3" x 9'2" (2.53m x 2.81m)
Base units with worktops, double drainer sink with inset porcelain sink, propane gas cooker, solid fuel rayburn (not tested), sash window overlooking front enjoying views.

Bathroom:
Three piece suite comprising panel bath, pedestal wash hand basin, Low level W.C,

First Floor Landing:



Bedroom 1: 14'8" x 8'6" (4.48m x 2.6m)

Sash window overlooking front enjoying extensive views, former fireplace with inset grate, cylinder cupboard, radiator.

Bedroom 2: 6'6" x 8'2" (2m x 2.49)

Radiator, double glazed sash window overlooking rear.

Bedroom 3: 13'10" x 7'9" (4.23m x 2.38m)

Sash double glazed window to front enjoying views, wardrobe with hanging and storage space, radiator.

Outside

Approached via a narrow lane, the property is surrounded by natural gardens, woodland and open countryside. The grounds extend to half an acre, providing ample space for gardens, seating areas, large vegetable plot with 3 glass houses and polytunnel. The two stone barns offer excellent potential for storage, workshop, or conversion (subject to planning).

Barns/Workshop 25'8" x 13'1" (7.83m x 4m)

Accommodation arranged over 2 floors. Workshop and overhead mezzanine with steps leading up to first floor level. Former bread oven, twin timber doors to front.

Barn 2: 17'9" x 11'1" (5.42m x 3.39m)

This has previously been used for occasional additional sleeping area for family members, double glazed windows, timber front door.

Upstairs 5.1m x 2.87 with some restricted head room. Small gable end window and 1 sky light window.



Agents Note

The property is located in a rural setting, approached via a narrow lane leading down from the upper level. This access track is extremely restricted, with stone walls to either side, and is unsuitable for larger vehicles. Please do not attempt to drive down to the property. Visitors are asked to park at the top of the lane, from where transport will be provided to the property for viewing purposes. It is important that this instruction is followed, as previous attempts to drive down have resulted in damage to cars. As part of the sale, a small shuttle 4x4 vehicle, capable of negotiating the narrow track, will be included with the sale of the property.

Council Tax Band:

Conwy County Borough Council tax band D

Services:

Private water supply from bore hole with recently replaced electric pump. Septic tank drainage. Electricity.

Viewing:

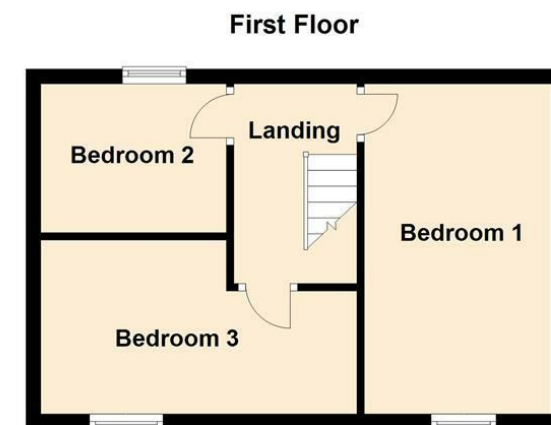
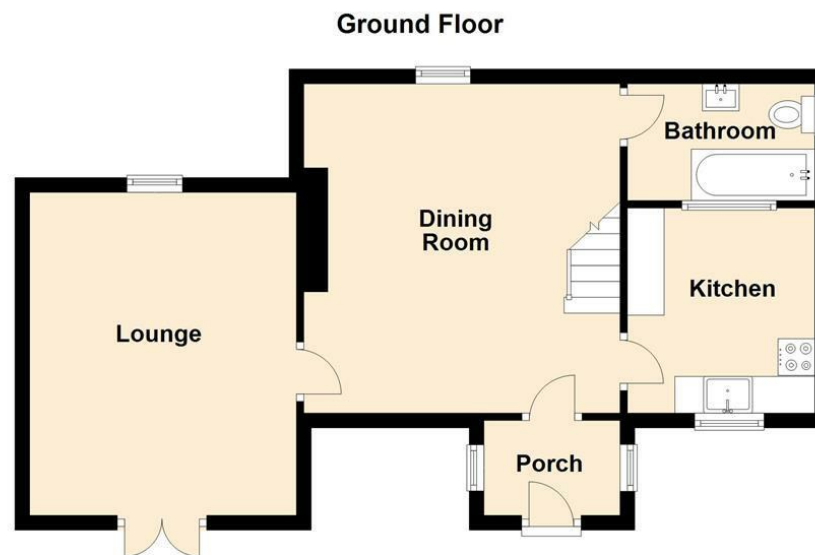
Strictly By appointment through the agents, Iwan M Williams, 5 Bangor Road, Conwy, LL32 8NG, tel 01492 55 55 00. Email conwy@iwanmwilliams.co.uk

For Sale by Auction:

Please contact joint Auctioneers - Town and Country Auctioneers on 0800 334 5090 to request Auction Pack. Please note that subject to a satisfactory offer, this property may be available to purchase prior to Auction.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way of for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendor are to become under any liability or claim in respect of their contents. The Vendor does not hereby make or give or do the Agents nor does the Partner of the Employee of the Agents have any authority as regards the property of otherwise. Any prospective Purchaser or Lessee or other person in any way interested in the property should satisfy himself by inspection or otherwise as to the correctness of each statement contained in these Particulars. In the event of the Agent supplying any further information or expressing any opinion to a prospective Purchaser, whether oral or in writing, such information or expression of option must be treated as given on the same basis as these particulars.

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