



Ysgol Rowen, Rowen Conwy LL32 8TS £150,000

Offers in Excess of £150,000 – For Sale by Informal Tender
Closing Date: 12 noon, Friday 3rd October 2025

A Traditional Former Village School with Planning Consent for Holiday Let Conversion

A charming and characterful former village school, built in traditional dressed stone under a slate roof, set in an attractive woodland setting just outside the Snowdonia National Park boundary. This substantial semi-detached property offers an exciting opportunity for investment, with approved planning consent for conversion into a holiday let (alternative uses, such as a private residence, would be subject to the necessary planning consents).

The property retains much of its period character, with tall sash-style windows, attractive stone elevations, and a gently elevated position overlooking the lane below. To the side is a yard area.



Tel: 01492 555500
<https://www.iwanmwilliams.co.uk>



Location

The property is set in a picturesque rural position within easy reach of surrounding countryside walks, riverside paths, and scenic mountain views. Although outside the Snowdonia National Park boundary, the location offers all the natural beauty and visitor appeal of the area, with good road links to nearby villages, market towns, and coastal destinations.

This is a rare opportunity to acquire an historic village building in a highly attractive setting, ready for sympathetic transformation into a high-quality holiday let or, subject to planning, a unique family home.

Accommodation:

The current layout reflects its former use as a school, with two large open-plan classrooms separated by folding partitions, plus a range of ancillary rooms including cloakrooms, storage, and service areas. The building is in need of upgrading and conversion, offering the incoming owner the opportunity to create a bespoke interior to suit their needs.

Agents Note

Please note the property is semi-detached. The adjoining former school house in separate ownership and is owner occupied.



Outside

Gated pedestrian access leads to a front path and enclosed forecourt. The side yard area provide outdoor amenity space, with potential for creating parking facilities, which will be required as part of any residential or holiday let conversion.

Method of Sale

By Informal Tender. All offers to be received at the agents office, 5 Bangor Road, Conwy, LL32 8NG, in a sealed envelope clearly marked 'Ysgol Rowen', by no later than Friday 3rd October 2025.

Services

We believe mains water, electricity and drainage are connected to the property. Buyer to confirm.

Proof of Identity

In order to comply with anti-money laundering regulations, Iwan M Williams Estate Agents require all buyers to provide us with proof of identity and proof of current residential address. The following documents must be presented in all cases: **IDENTITY DOCUMENTS:** a photographic ID, such as current passport or UK driving licence. **EVIDENCE OF ADDRESS:** a bank, building society statement, utility bill, credit card bill or any other form of ID, issued within the previous three months, providing evidence of residency as the correspondence address.

Council Tax

Ysgol Rowen rateable value £4050

Planning:

The plans for conversion can be found on Conwy County Borough Council planning portal search reference is 0/49707 Site address Ysgol Rowen, Buckley Mill Road, Rowen, Conwy LL32 TS.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(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 opinion must be treated as given on the same basis as these particulars.

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