

# Gelli Pant

Dolwyddelan LL25 0PJ

IWAN M WILLIAMS
ESTATE AGENTS • GWERTHWYR TAI

# Gelli Pant

## Dolwyddelan LL25 0PJ

£525,000

A character smallholding extending to approximately 10 Acres in a secluded setting in the beautiful Lledr Valley within the Snowdonia National Park

INSPECTION HIGHLY RECOMMENDED

Set within approximately 9.94 acres of its own grounds, this delightful smallholding occupies a wonderful secluded setting, lying between Dolwyddelan and Betws y Coed in a hamlet known as Pont y Pant, within easy reach of Pont y Pant railway station.

Surrounded by a mixture of grassland, woodland and mature trees, the property enjoys a truly private and tranquil setting, ideal for those seeking a rural lifestyle yet conveniently placed for local amenities, countryside walks and transport links.

The farmhouse has been sympathetically upgraded in recent years, carefully retaining a wealth of original character features, including exposed stonework, timber beams and a traditional inglenook fireplace. The layout offers flexibility, making the property equally suitable as a permanent residence or lifestyle smallholding.

A range of traditional stone outbuildings offer excellent potential for alternative uses, subject to the necessary planning consents. These buildings complement the character of the property and add further scope for storage, workshops or rural enterprise.

The land extends to approximately 9.94 acres, comprising grazing land, wooded areas and natural features, creating a varied and attractive landscape that enhances the sense of privacy and seclusion.







## Location

The property is conveniently situated for access to local countryside walks, the surrounding Snowdonia landscape and nearby villages. Pont y Pant railway station is within close proximity, providing a valuable transport link, while the village of Dolwyddelan offers local amenities and community facilities.

The accommodation is arranged as follows:

Ground Floor
• Welcoming entrance and rear hall
• Living / dining room featuring a character inglenook fireplace, forming the heart of the home
• Kitchen positioned to the rear, enjoying views over the grounds
• Additional sitting room, which could alternatively serve as a third bedroom if required
• Utility area and shower room, providing practical facilities for country living

First Floor
• Two well-proportioned bedrooms, both enjoying pleasant outlooks
• Family bathroom

### The Accommodation Affords:

(Approximate measurements only)

### Living & Dining Room 18'4" x 11'10" (5.61m x 3.62m)

Feature inglenook style fireplace surround with slate lintel and hearth, cast iron multi fuel stove, built in cupboard to alcove recess, sealed unit double glazed window overlooking side elevation, sash double glazed window overlooking front enjoying views, double panel radiator, telephone point, stable timber and glazed front door. Turn timber staircase leading off to first floor level, exposed oak beams. Access to rear hallway.







## Downstairs Sitting Room / Bedroom 3 12'9" x 11'10" (3.9m x 3.61m)

Recessed fireplace with slate hearth and lintel, gas operated coal effect cast iron stove, sash double glazed window overlooking front, double panel radiator, timber flooring.

## Rear Hallway 8'0" x 4'11" (2.46m x 1.52m)

Timber and glazed rear outer door, vaulted ceiling, overhead storage cupboard, exposed timbers, cloak hooks, double panel radiator.

## Kitchen 10'11" x 7'9" (3.34m x 2.38m)

Fitted base and wall units with complimentary worktops, electric cooker point, concealed filter extractor, 1.5 bowl sink, space for fridge/freezer, double panel radiator, beamed ceiling, stable timber and glazed side door and double glazed window overlooking rear.

## Rear Utility and Shower Room 9'1" x 8'1" (2.78m x 2.48m)

Plumbing for automatic washing machine, base units with worktop over, wall mounted central heating boiler, low level w.c. beamed ceiling, shower enclosure, double panel radiator.

## First Floor Landing

Built in airing cupboard with cylinder, linen storage, integrated lighting.

## Bedroom 1 12'9" x 10'9" (3.89m x 3.29m)

Sash double glazed window overlooking front, double panel radiator, vanity washbasin, views.

## Bedroom 2 9'10" x 11'9" (3.0m x 3.59m)

Double panel radiator into recess, sash double glazed window overlooking front enjoying extensive views, access to roof space.

## Bathroom 7'2" x 5'6" (2.19m x 1.69m)

Slipper style roll top bath with mixer tap shower adaptor, pedestal wash handbasin, low level w.c. radiator, Velux double glazed window, tiled splashback.







## Outside
A range of traditional stone outbuildings with potential for alternative use, subject to necessary planning consent. Approximately 9.94 acres of grassland, wooded areas and natural features.

## Services
Mains electricity and water; septic tank drainage; LPG gas.

## Viewing
By appointment through the agents Iwan M Williams, 5 Denbigh Street, Llanrwst, tel 01492 642551, email enq@iwanmwilliams.co.uk

## Agent's Note
Please note that there are National Trust Covenants relating to the property - awaiting full details.

## Proof Of Funds
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
Band E.

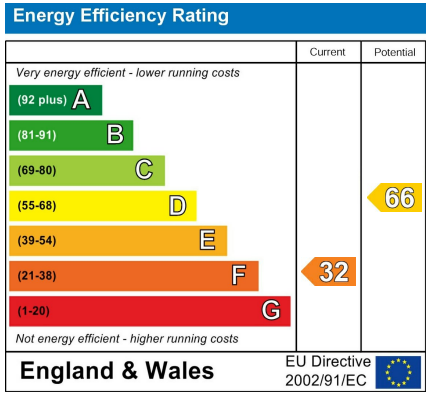
## Directions
From Betws y Coed, follow the A470 towards Dolwyddelan for approximately 3.5 miles, turn left over the bridge at Pont y Pant, signposted towards the Railway Station and bare sharp right with the road towards the Station and take the next left up towards Gelli Pant and the access to the property will be viewed on the left hand side via a galvanised gate showing the name plate.

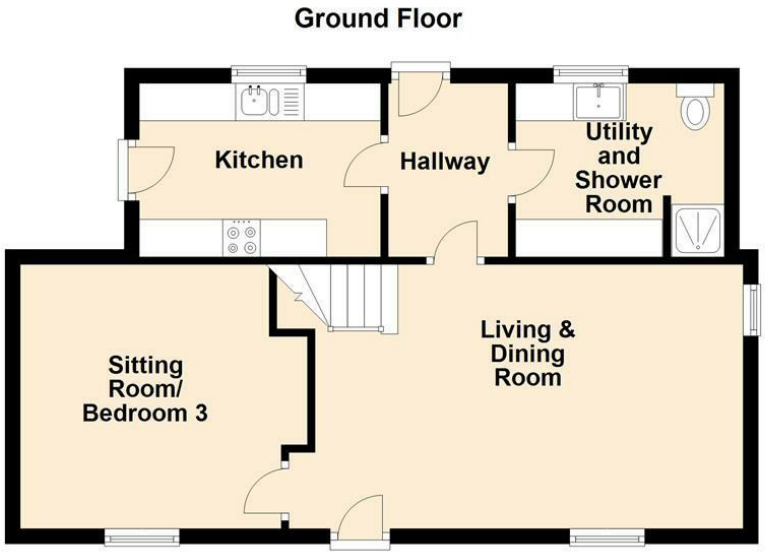
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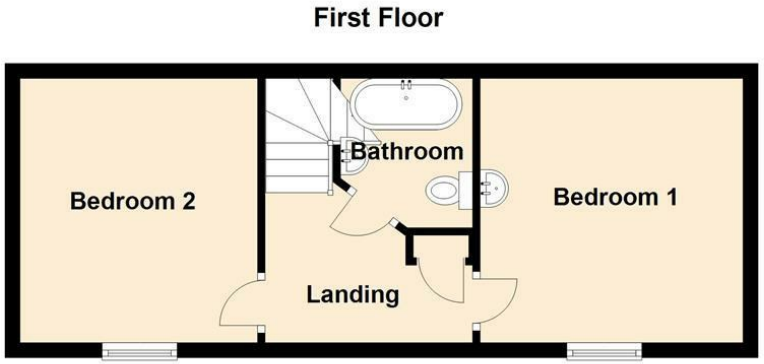









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