Glyn Lledr Farm

Dolwyddelan Nr Betws Y Coed LL25 0PX

IMW

IWAN M WILLIAMS

ESTATE AGENTS • GWERTHWYR TAI

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£650,000

FOR SALE BY INFORMAL TENDER.

A rare opportunity to acquire a substantial country property of considerable character, comprising a traditional farmhouse, separate cottage, stone outbuildings and approximately 18.31 acres, all occupying an outstanding rural setting in the Lledr Valley.

Tenure- Freehold- Council Tax-E EPC-E

Glyn Lledr Farm is an attractive and substantial traditional former smallholding occupying a wonderfully secluded position amidst the dramatic scenery of the Lledr Valley. The property lies close to Pont Gethin and the River Lledr, yet is conveniently situated approximately 3 miles from the popular village of Betws-y-Coed. The property is centred around an impressive farmhouse, displaying considerable character and retaining many traditional architectural features associated with a property of its age. The accommodation is substantial and offers considerable potential to create a particularly appealing country residence.

An important feature of the property is the additional detached cottage, providing useful supplementary accommodation with potential for extended family, guest or holiday accommodation, subject to any necessary consents.

The farmhouse is complemented by an attractive range of traditional stone-built outbuildings, which add considerably to the character and versatility of the holding. These buildings offer scope for a variety of ancillary uses and may provide potential for alternative uses or conversion, subject to the necessary planning and listed building consents.

The property stands within approximately 18.31acres, comprising gardens and grounds together with areas of pasture and woodland. The land and buildings combine to provide considerable privacy and create an exceptionally attractive rural environment.

Location

The setting is undoubtedly one of the principal features of Glyn Lledr Farm. Surrounded by mature woodland, open countryside and the mountainous landscape of the Lledr Valley, the property enjoys a peaceful and almost hidden position whilst remaining within easy travelling distance of Betws-y-Coed and the wider amenities of the Conwy Valley

The Accommodation Affords:
(Approximate measurements only)

Front Entrance Porch
Timber and glazed door and windows.

Lounge / Dining Room 24'8" x 16'1" (7.52m x 4.91m)
Feature inglenook fireplace with multi-fuel stove on raised hearth, tiled floor, oak beams, windows to front and side elevation, double panel radiator, wall lights, staircase leading off to first floor level, doorway to Sitting Room.

Kitchen 17'4" x 7'5" (5.29m x 2.28m)
Fitted range of base and wall units with complementary worktops, Aga range cooker, plumbing for automatic washing machine and dishwasher, single drainer sink, breakfast bar, tiled floor, timber and glazed rear door and windows to rear. Doorway to Sitting Room.

Sitting Room 15'3" x 9'10" (4.65m x 3.0m)
Feature stone fireplace with slate hearth, cast iron inset stove, windows to front and side elevation, access to basement, wall lights.

Rear Bedroom 14'2" x 8'2" (4.32m x 2.5m)
Double glazed windows to rear elevation, wall lights, vanity wash basin, radiator.

En-Suite Bathroom
Tiled panelled bath, w.c. radiator.

First Floor Landing

Bedroom 1 10'8" x 16'0" (3.27m x 4.88m)
Window overlooking front, radiator, built-in storage cupboard.

En-Suite Bathroom 8'7" x 10'9" (2.64m x 3.3m)
Three piece suite.

Bedroom 2 9'10" x 10'9" (3.0m x 3.3m)
Overlooking front, radiator, wash basin.

Bedroom 3 10'8" x 8'11" (3.26m x 2.73m)
Overlooking front, built-in alcove cupboard, cast iron fireplace surround.

Bedroom 4 14'0" x 7'7" (4.29m x 2.33m)
With restricted headroom along the rear elevation. Exposed roof timbers, window overlooking side.

Bathroom
Panelled bath, shower above, pedestal wash handbasin, low level. w.c. radiator, Velux style window, eaves storage cupboard.

Cottage

Open plan Lounge & Dining Room 18'3" x 13'9" (5.58m x 4.2m)
Feature inglenook fireplace with cast iron multi-fuel stove, beamed ceiling, windows and door to front elevation, staircase leading off to first floor.

Kitchen 14'1" x 6'6" (4.3m x 2.0m)
(Please note that all base and wall cupboards have been removed).
Door and window to rear elevation.

First Floor

Bedroom 1 9'6" x 8'5" (2.92m x 2.57m)
(plus en-suite Bathroom)

Bedroom 2 10'7" x 7'10" (3.23m x 2.41m)
(plus en-suite Bathroom).

Outside
Grade II listed agricultural stone barn and coach house. Former shippon. Set in Approximately 18.31 acres of meadow and woodland.

Services
Mains electricity, private water supply and drainage. Solid fuel and Aga heating.

Material Information
1) The Stone Barn and Coach House are Grade II listed, please review the Cadw listing.
2) The property is subject to Covenants in favour of The National Trust which prevents any alterations which would alter the natural appearance or condition of the property. Any alterations must be approved by The National Trust. Please ask Agents for a full copy of the schedule.

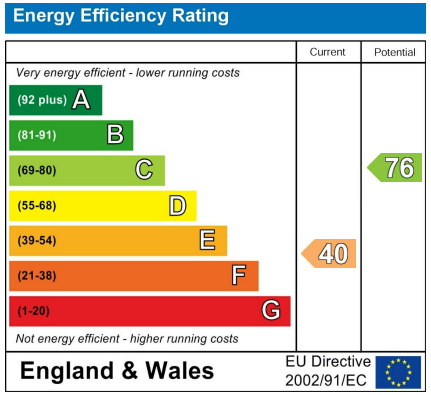
Viewing
By appointment through the agents Iwan M Williams, 5 Denbigh Street, Llanrwst, tel 01492 642551, email enq@imwestates.com

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

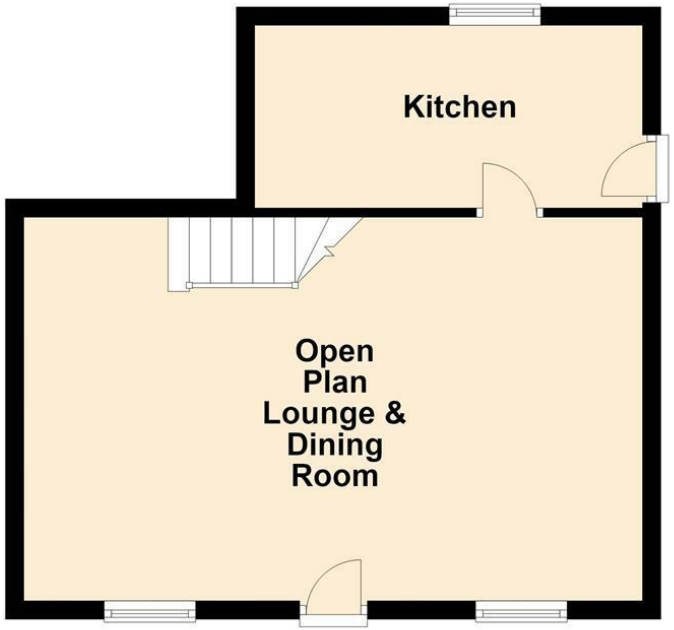
Directions
///systems.congratulations.goofy

Method of Sale:
The property is offered for sale by Informal Tender. Interested parties are invited to submit their best and final offers in writing using the attached tender form to the selling agents, to arrive no later than:
12 noon, Friday 2nd October 2026. The vendors reserve the right not to accept the highest or any offer received. Please ask agents for an offer form to complete.



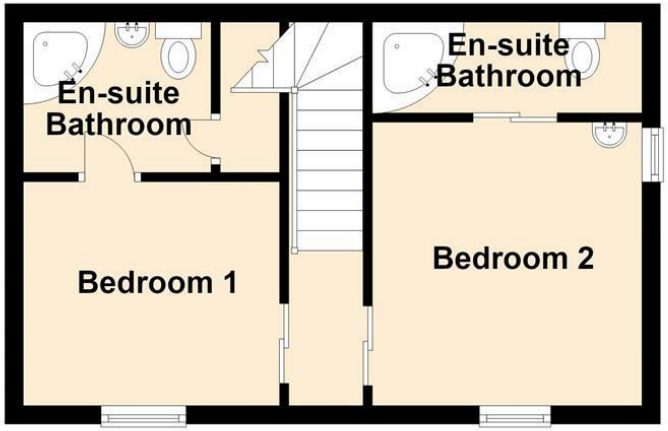
Ground Floor

Approx. 37.2 sq. metres (400.9 sq. feet)



First Floor

Approx. 28.4 sq. metres (305.2 sq. feet)



Total area: approx. 65.6 sq. metres (706.2 sq. feet)

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.

Iwan M Williams Estate Agents

5 Denbigh Street
Llanrwst
Conwy
LL26 0LL

Tel: 01492 642551
Email: enq@iwanmwilliams.co.uk
Web: https://www.iwanmwilliams.co.uk

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