



Ffrith Galed.

Llanrwst LL26 0BX



IWAN M WILLIAMS
ESTATE AGENTS • GWERTHWYR TAI

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£950,000

Set in a stunning elevated position above the Conwy Valley, this beautifully situated smallholding offers a rare opportunity to acquire a traditional detached farmhouse with land, outbuildings and a successful glamping business.

Enjoying uninterrupted views over the market town of Llanrwst, Trefriw and the surrounding Snowdonia mountains, this property combines rustic charm with rural lifestyle potential.

The property extends to approximately 12.38 acres of gently sloping pasture, woodland and gardens, and includes a characterful whitewashed farmhouse, a range of both traditional and modern outbuildings, and three well-appointed letting yurts, each privately positioned to take full advantage of the panoramic setting.

The main residence is full of character, blending original features with modern comforts. Exposed beams, stone walls and wood-burning stoves create a warm and inviting interior, with spacious yet homely living areas, a country-style kitchen, and charming bedrooms with far-reaching views.

The glamping element of the property is already well-established, with three timber-clad yurts, each set in its own scenic pitch with seating areas, fire pits, and wood-fired hot tubs, perfect for guests seeking a tranquil escape amidst North Wales' most breathtaking landscapes.



Location

A wonderful opportunity for lifestyle buyers, equestrian use, tourism or hobby farming, all within easy reach of Llanrwst's amenities, the A470 road network, and nearby attractions including Betws-y-Coed and the Snowdonia National Park.

The Accommodation Affords:
(Approximate measurements only)

Reception Hall

With staircase leading off to first floor level, radiator, double glazed front door, wall lights.
From main hallway, access to rear bedrooms.

Lounge 14'9" x 11'3" (4.5m x 3.43m)

Feature inglenook fireplace with cast iron stove, slate hearth, TV point, recessed shelving, radiator, wall lights, sliding oak barn style door.

Inner Hall / Study area

uPVC double glazed window overlooking front, telephone point, worktop / desk, cloak hooks. Steps leading up to Dining/Kitchen.

Cloak / Shower Room

Shower cubicle, pedestal wash hand basin, low level w.c. wall and floor tiling, beamed ceiling, built-in cylinder cupboard.

Dining Kitchen / Sitting Room 16'8" x 13'5" (5.1m x 4.1m)

Vaulted ceiling, exposed 'A' frame roof timbers; sitting area with inglenook fireplace, cast iron multi-fuel stove with oak lintel over, French windows leading onto rear patio and garden.
Kitchen; fitted range of base and wall units with complimentary worktops, single drainer sink, space for fridge/freezer, electric cooker point, concealed extractor above, plumbing for dishwasher, peninsular base units and worktop. Velux double glazed window to rear elevation. Access onto front raised patio via uPVC double glazed front door.

Bedroom 1 10'5" x 10'5" (3.2m x 3.2m)

uPVC double glazed window overlooking rear, radiator, wall lights.

Bedroom 2 10'4" x 11'9" (3.15m x 3.6m)

Radiator, uPVC double glazed window, feature recessed inglenook style stone fireplace with slate hearth and lintel, exposed roof timbers.



First Floor Landing

Bedroom 3 15'11" x 7'1" (4.86m x 2.18m)

Overlooking front enjoying views, radiator.

Bedroom 4 (main bedroom) 15'0" x 10'4" (4.59m x 3.15m)

Vaulted ceiling with exposed 'A' from roof timbers, uPVC double glazed window overlooking front enjoying views, radiator.

Bathroom 7'2" x 4'11" (2.2m x 1.51m)

Panelled bath, vanity wash basin with store cupboards below, low level w.c. wall tiling, Velux double glazed window.

Outside

Externally, the property is accessed via a private lane and includes ample parking and turning space, established gardens and a variety of stone and timber outbuildings. Approx 12.38 acres of superb grazing and recreational space.

Attached to the main house there is an outbuilding measuring 5.67m x 4.61m, currently used as an Utility Room and store with fitted utility area. Further store/workshop measuring 5.72m x 4.64m. Detached 3 bay modern barn measuring 7.73m x 12.12m suitable for a variety of uses with roller shutter doors to either gable end, providing through access, power and light connected, integral w.c. and wash basin.

Glamping Business

Three successful Yurts, each with their own wood fired hot tubs, outside seating areas, internal log burning stoves and solar power lighting system. Kitchen and shower block with each yurt having their own shower room and one kitchen for use by all guests . The shower block also has a separate purpose built shed to provide each Yurt with their own individual fridges for food storage. There is mains electricity provided, which enables guests to re-charge phones and tablets.

See site rules and further information on Ffrith Galed Yurts website; www.yurtsnorthwales.co.uk

Services

The main farmhouse has mains water, electricity and septic tank drainage. The Yurts have their own separate septic tank system.

Viewing

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



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 D.

Directions

What 3 Words - /// otter.final.frown

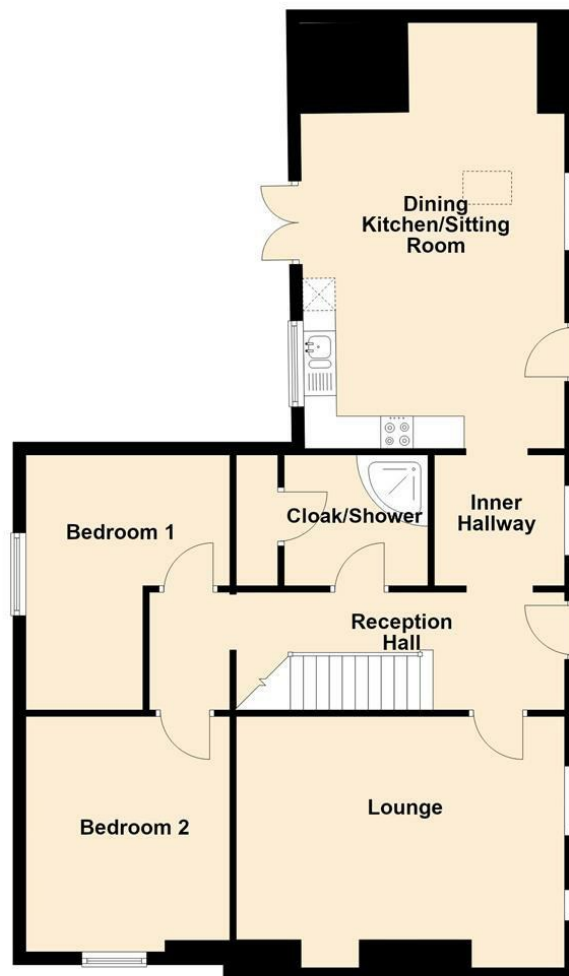
From the small market town of Llanrwst head North East along a rural lane winding gently uphill to the village of Llanddodged. Continue past school and uphill taking first right signposted Ffordd Bryn Saith - follow this single lane for approx a mile and the entrance to the farm/yurts will be on the left hand side.



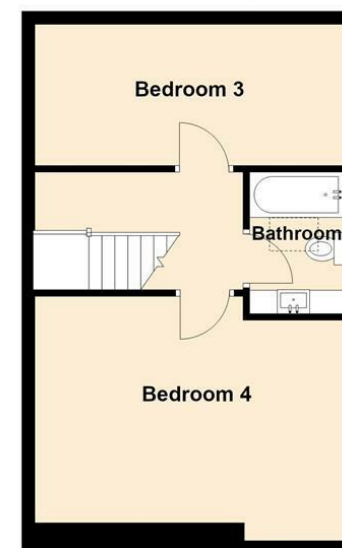
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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.

Ground Floor
Approx. 92.0 sq. metres (990.2 sq. feet)



First Floor
Approx. 38.2 sq. metres (411.7 sq. feet)



Total area: approx. 130.2 sq. metres (1402.0 sq. feet)

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