



Graeanllyn Capel Garmon

Nr Betws y Coed LL26 0RP



**IWAN M WILLIAMS**  
ESTATE AGENTS • GWERTHWYR TAI

# Graeanllyn Capel Garmon

Nr Betws y Coed LL26 0RP

£220,000

A truly rare opportunity to acquire an historic detached stone cottage enjoying a magnificent elevated setting within Snowdonia National Park, surrounded by breathtaking views and total seclusion.

This is a truly exceptional retreat - not for those seeking convenience, but for those drawn to the rare magic of isolation, heritage and natural beauty.

Sympathetically maintained by the current owners, this traditional stone cottage offers buyers a unique off-grid lifestyle within the peaceful heart of the National Park. Hidden from view and accessed via a rugged former drover' track, suitable only for small 4x4 vehicles, the property is ideal for those seeking privacy, tranquility, and a deep connection with the natural surroundings.

The cottage itself retains much of its original character and rustic charm, with features including exposed beams, thick stone walls, a large inglenook fireplace with wood-burning stove, timber casement windows and a cosy, cottage-style interior.

Externally, the property is set within natural cottage gardens enclosed by dry stone walls, with seating areas ideal for enjoying the views. The land is bordered by open countryside, woodland, and hill pasture, offering abundant opportunity for walking, wildlife observation and outdoor pursuits.



## Location

Located approximately 1.5 miles from the village of Capel Garmon and high above the popular market town of Betws-y-Coed, this charming double-fronted period property occupies a simply outstanding position with panoramic views across the Conwy Valley and out towards the eastern Carneddau mountain range, including the distant peak of Moel Siabod.

The cottage is entirely off-grid and benefits from a private water supply, Photovoltaic panels. There are no mains utilities, but the property has been carefully equipped to allow for comfortable and sustainable living.

The Accommodation Affords:  
(Approximate measurements only)

### Front Entrance Porch

Timber outer door, leading to entrance porch with further timber and glazed door leading to small entrance lobby and staircase leading off to first floor level.

### Lounge & Dining Room 13'5" x 11'11" (4.1m x 3.65m)

Beamed ceiling, inglenook fireplace with inset log burning stove, slate hearth, timber and glazed window to front elevation with open aspect and views, radiator, book shelving, understairs storage cupboard.

### Kitchen 13'9" x 6'10" (4.2m x 2.1m)

Fitted base units with complimentary worktops, inset porcelain Belfast style sink, range of shelving, bottled gas cooker, beamed ceiling, tiled floor, understairs storage cupboard, window overlooking front elevation, small window to rear, radiator.

### First Floor Landing

### Bedroom 1 13'9" x 11'0" (4.2m x 3.37m)

Vaulted roof and exposed timbers, window overlooking front of property enjoying views, small window to rear elevation, log burning stove.



Bedroom 2 9'6" x 7'2" (2.9m x 2.2m)

Window overlooking front of property, partly vaulted ceiling, views to open countryside from front.

#### Bathroom

Three piece suite comprising; panelled bath, pedestal wash hand basin, low level w.c.

#### Outside

Set within natural cottage style gardens with dry stone walls, grassed areas and various outside seating areas enjoying extensive views towards the Snowdonia Mountain Range and Dinas Mountain. The land is bordered by open countryside woodland and hill pasture.

#### Services

The property has no mains services, is entirely off-grid and benefits from a private water supply by a well, which is located away from the house and not within the owned land, however there is an easement for extraction of water from this well. There are Photovoltaic panels, which have been used for electrical lighting and there is a back-up generator. Water storage tanks are located within the garden.

#### Viewing

By appointment through the agents Iwan M Williams, 5 Denbigh Street, Llanrwst, tel 01492 642551, email [enq@iwanmwilliams.co.uk](mailto:enq@iwanmwilliams.co.uk)

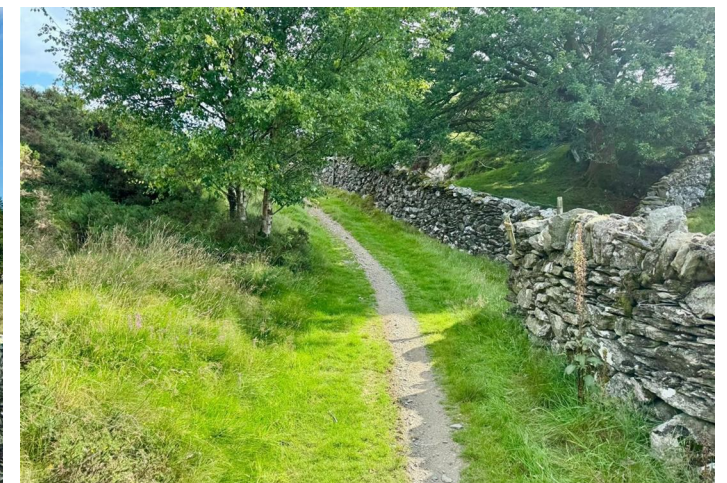
#### Proof Of Funds

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.



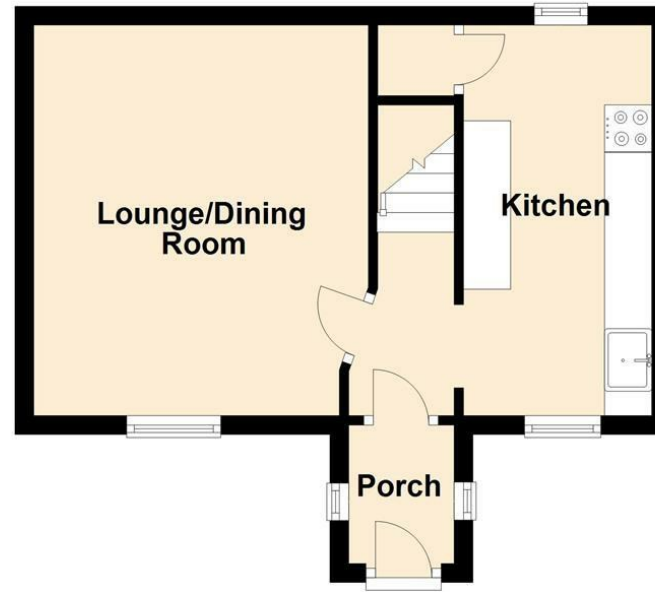
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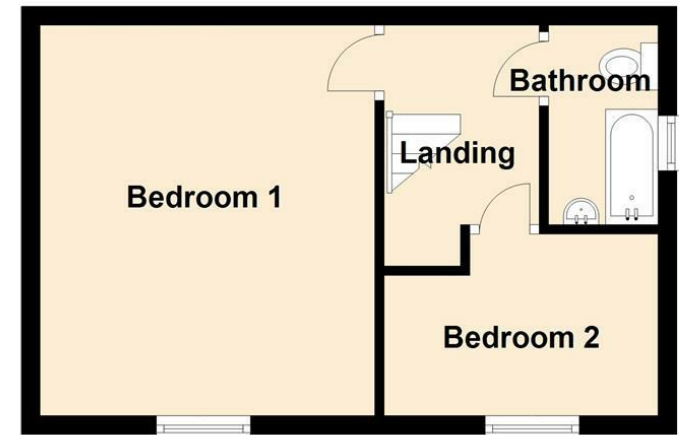


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		65
(39-54) <b>E</b>	40	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Ground Floor



First Floor



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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