



Dolydd,
Penmachno Betws Y Coed LL24 0UP



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£595,000

An attractive detached former farmhouse of considerable character, occupying an idyllic and wonderfully private rural setting close to the village of Penmachno within the Eryri National Park.

Tenure- Freehold- Council Tax- D EPC-TBA

Surrounded by open farmland with a wooded backdrop and far-reaching views across the surrounding countryside, the property offers an increasingly rare opportunity to acquire a traditional country home with approximately 9.88 acres of land. The land is arranged in three useful enclosures and is complemented by a range of outbuildings, making the property particularly appealing to those with equestrian, smallholding or lifestyle interests. A sweeping private approach leads to a generous gravelled parking and turning area, whilst established gardens surround the farmhouse. The accommodation has been well maintained and retains an abundance of character, including exposed beams, deep-set windows and an impressive inglenook-style fireplace. Although perfectly habitable, the property would benefit from some modernisation and offers excellent scope for purchasers to create a truly individual rural home.

VIEWING RECOMMENDED



Location

The Accommodation Affords:
(Approximate measurements only)

Front Entrance

Front Entrance lobby with staircase leading off to first floor level, timber and glazed front door, electric meters.

Shower Room 8'11" x 5'8" (2.73m x 1.73m)

Large shower cubicle, vanity washbasin, concealed cistern w.c. mirror and tiling, radiator, window to front elevation.

Living Room 15'10" x 10'10" (4.84m x 3.32m)

Feature inglenook fireplace with slate inset, open hearth and side plinths, substantial oak lintel over, wall lights, TV point, double panel radiator, telephone point, understairs storage cupboard. Doorway leading through to Dining Kitchen.

Inner Hallway & Freezer Store Room 5'8" x 5'11" (1.75m x 1.81m)

Window to rear elevation, doorway leading to Sitting/Dining Room.

Sitting / Dining Room 16'4" x 10'4" (4.99m x 3.15m)

Window overlooking front and rear elevation, door leading to outside, radiator, beamed ceiling, staircase leading up to overhead Bedroom 4 / Office area.

Dining Kitchen 15'5" x 11'6" (4.71m x 3.53m)

Fitted range of base and wall cupboards with complementary worktops, single drainer sink, plumbing for automatic washing machine, electric cooker point, filter extractor above, plumbing for automatic washing machine, tiled fireplace surround, views to front elevation, window to rear.

Front Porch

Tiled floor, timber and glazed door leading to outside front.

First Floor

Landing, skylight, radiator.



Bedroom 1 12'2" x 15'6" (3.72m x 4.74m)

Radiator, overlooking front and rear elevation, exposed roof timbers.

Bedroom 2 10'2" x 12'0" (3.12m x 3.66m)

Overlooking front enjoying extensive views, radiator, built-in airing cupboard with cylinder and immersion heater.

En-Suite w.c. with washbasin.

Bedroom 3 12'4" x 5'9" (3.76m x 1.76m)

Overlooking front enjoying views, radiator.

Bedroom 4 16'4" x 10'10" (5.0m x 3.32m)

Dual aspect, radiator, exposed roof timbers.

Outside

The property is situated within approximately 9.88 acres in total comprising three large enclosures, grazing land.

Outbuildings comprising of timber and corrugated former two bay hay barn, measuring approximately 8.9m x 4.2m.

Lean-to; 3.66m x 2.0m.

Workshop; 4.3m x 3.0m. Former shippon; 4.73m x 4.0m, windows to side elevation, stalls.

Covered drying area; 4.72m x 3.97m.

Material Information

Land Registry Title Number: WA595120

The Land Registry title contains a restrictive covenant in favour of the National Trust for Places of Historic Interest or Natural Beauty. The covenant requires any alterations affecting the external appearance of the property to be approved by the National Trust.

Prospective purchasers should contact the selling agent for further information and should ask their legal adviser to review the title and covenant before proceeding.

Services

Mains water, electricity are connected to the property.

Septic tank, oil-fired central heating

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- D

Directions

Proceed into the village of Penmachno, over the stone bridge, turn immediately right just in front of The Eagles Hotel and bare right of the village shop. Continue down this road, passing the Chapel on the left hand side, over a bridge, through a former farm and follow the track to the left, passing the village football field and continue up the track, turning right into Dolydd and follow the private driveway down to the property.



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 option must be treated as given on the same basis as these particulars.

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