



Hendre Bach Crafnant Road

Trefriw LL27 0JZ

£385,000

A truly enchanting detached stone barn conversion set in a breathtaking rural location at the upper end of the renowned Crafnant Valley, just a short distance from the shores of Llyn Crafnant.

The property has been thoughtfully converted to create warm and characterful accommodation, blending traditional craftsmanship with inviting country charm. Features include exposed timber beams, a vaulted ceiling with impressive king trusses, a cosy wood-burning stove, and delightful cottage-style décor throughout.

Welcoming lounge with wood-burning stove and full-height ceiling, overlooked by a mezzanine 'crog loft'-ideal as a reading nook, home office or second bedroom. Dining kitchen features bespoke painted units, timber worktops and exposed beams, evoking a traditional farmhouse feel. A bright and airy double bedroom and a well-appointed bathroom with corner bath complete the main accommodation.

A charming shepherd's hut set within the grounds provides additional space, currently used as a study and occasional guest bedroom.



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Location

Situated in one of the most picturesque corners of the Snowdonia National Park, yet within easy reach of Trefriw village amenities and the wider Conwy Valley, Hendre Bach represents a rare opportunity to embrace a peaceful, nature-led lifestyle in a setting of outstanding natural beauty. Nestled amidst dramatic Snowdonian landscape with a stunning mountainside backdrop, Hendre Bach is one of a select few homes scattered throughout this quiet, idyllic valley—offering privacy, peace and an exceptional lifestyle opportunity.

The Accommodation Affords:
(Approximate measurements only)

Ground Floor

Lounge

17'7" x 13'8" (5.38m x 4.17m)

Feature inglenook style fireplace with substantial oak lintel over, cast iron log burning stove, vaulted high level 'A' frame roof timbers, window and French doors leading onto rear patio and garden, two radiators, extensive mountain and countryside views. Inner hallway leading to Bathroom. Ladder leads up to crog loft office/bedroom 2. This area is currently used as an office space, but could also be used as additional bedroom space if required, but please note that the access is up ladder styled steps rather than a staircase. Open rafter ceilings, Velux double glazed window and window overlooking gable end wall. Gallery area overlooking the Lounge.



Farmhouse style Dining Kitchen

14'5" x 11'10" (4.4m x 3.61m)

Range of free standing custom built kitchen units with solid beech worktops, dual fuel range cooker with canopy extractor hood over, two bowl Belfast style sink with mixer tap, free standing tall larder cupboard and also housing Worcester oil central heating boiler. Stable door leads to outside, open rafter and beam ceiling.

From Lounge inner hallway

Bathroom

9'10" x 5'1" (3.0m x 1.57m)

Corner bath, pedestal wash handbasin, low level w.c. wall tiling, radiator, window overlooking rear of property, mirror and built in cylinder cupboard.

Bedroom 1

13'8" x 11'8" (4.17m x 3.58m)

Overlooking front and rear elevation with vaulted 'A' frame roof timbers and high level store with access to store area over Bathroom, two radiators.

Outside

Shepherd's Hut

Purpose built shepherd's hut with underfloor heating, providing additional bedroom and living area for guests, comprising kitchen, sitting area and bedroom. The current owners uses the shepherd's hut as an office and craft workshop, but is available for several uses, subject to any consent.

The home is framed by beautifully landscaped gardens with lawned areas, mature planting and patio seating areas, perfect for enjoying the views and tranquil surroundings.

Services

Mains electricity, oil fired central heating, private drainage, private water supply for Hendre and Hendre Bach

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.

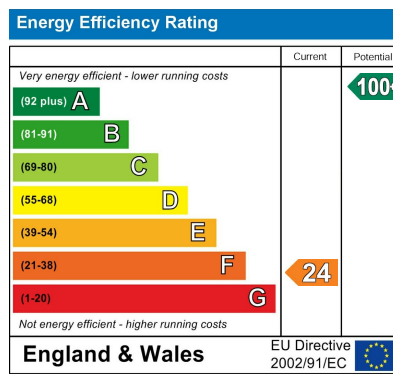
Council Tax Band

Conwy County Borough Council tax band - F

Directions

From Llanrwst follow the B5106 to the village of Trefriw. Turn left opposite the Fairy Falls and climb steeply up the hill and continue to the Crafnant Valley for approx 2 miles passing farms and woodland. continue along the road skirting the lake on the left hand side passing the lakeside cafe until you come to a gate at the very furthest point. Turn right and follow track to next wooden gate and Hendre Bach is located on the left hand side.





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

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