



Tyn Y Waen|.

Penmachno LL24 0PU

£285,000

Idyllic country cottage set in beautiful secluded valley surrounded by magical hillsides, forest and streams.

Offers in excess of £285,000.

FOR SALE BY INFORMAL TENDER- a rare opportunity to buy a detached country cottage set within approx one acre of land in riverside setting.

Approached from forestry track over small bridge, enjoying exceptional views over the Glasgwm valley.

Original character features retained including large inglenook fireplace.

Closing date for tenders: Friday 21st October 2022 at 12 noon

Viewing Recommended



Tel: 01492 642551

<https://www.iwanmwilliams.co.uk>

Location

Tyn Y Waen is located in the heart of the Penmachno Mountain Bike Trails and close to Ty Coch Horse Riding stables. Penmachno has a village shop and pub and is approximately 3 miles from the picturesque village of Betws y Coed surrounded by woodlands and rivers in an area of outstanding natural beauty.

Accommodation:

The accommodation affords: (Approximate measurements only)

Front Entrance Porch:

Leading to:

Small Entrance Hallway:

Staircase leading off to first floor level; meters and coat hooks.

Sitting Room:

16'11" x 10'5" (5.16 x 3.17)

Feature Inglenook fireplace with cast iron wood burning stove on slate hearth; telephone point; window to front and rear elevation; built-in alcove cupboards and under stair storage; book shelving.



Dining Room:

15'8" x 7'10" (4.77 x 2.4)

Recessed book shelving; low level built-in storage cupboard; window overlooking front and rear elevation; square archway leading to:

Kitchen:

12'2" x 7'3" (3.72 x 2.2)

Rustic brick base units with tiled worktops; double drainer sink with mixer tap; electric cooker point; window overlooking rear of the property.

Downstairs Bedroom/ Snug:

8'11" x 7'6" (2.73 x 2.28)

Window overlooking front of the property; recessed shelving.

First Floor

Landing:

Access to roof space.

Bathroom:

9'10" x 8'8" (3 x 2.65)

Slate tiled floor; underfloor heating; roll top bath; low level W.C; wash basin; window with slate sill overlooking rear of the property; built-in cylinder cupboard with immersion heater.

Bedroom 1:

9'10" x 8'8" (3 x 2.65)

Timber floors; sash window overlooking front.

Bedroom 2:

9'4" x 8'11" (2.85 x 2.73)

Overlooking front; sash window; views.

Bedroom 3:

8'11" x 6'7" (2.72 x 2)

Window overlooking rear enjoying open aspect and views.

Outside:

The River Glasgwm runs through the property on the south side and the house is set in a large grassed area with views extending down the Valley towards Penmachno and up to Y Rowen.

Stone Barn abutting the house:

9'10" x 14'1" (3 x 4.3)

Open fronted and currently used as wood store. Loft storage 9'10" x 9'10" (3m x 3m). Potential for conversion and extension into additional accommodation subject to necessary consent.

Services:

The property currently takes water from the river that runs through the property and is pumped up to a holding tank and filtration system at the house. There is an existent right to the mains water connection 250m down the Valley. Septic tank drainage, Mains electricity, BT phone and broadband are connected.

Viewing:

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

Council Tax:

Band E - Conwy County Borough Council

Tenure:

Freehold

Directions:

The property is located in the Glasgwm valley. From the village centre of Penmachno, continue to the right of the Eagles Hotel towards Ty Mawr Wybmant, continue up the hill, bear left where the road forks right towards Ty Mawr Wybmant and continue for approximately 1 mile going through 2 gates, continue through complex bearing left over a bridge and a gate, turn right onto the Forestry road and the property will be viewed on the right hand side.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		58
(39-54) E		
(21-38) F		
(1-20) G	6	
Not energy efficient - higher running costs		
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 or 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 on the same basis as these particulars.

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