Ty Hyll

Capel Curig LL24 0DS

IWAN M WILLIAMS
ESTATE AGENTS • GWERTHWYR TAI

Ty Hyll

Capel Curig LL24 0DS

£199,000

FOR SALE BY AUCTION - 25th November 2026

An Iconic Grade II Listed Landmark with Approximately 5.19 Acres

Joint Auctioneers: IMW Estate Agents & Town & Country Property Auctions

Steeped in Welsh folklore and recognised as one of the most distinctive and photographed buildings within Snowdonia, Ty Hyll /The Ugly House presents an exceptionally rare opportunity to acquire an historic Grade II Listed property occupying a prominent roadside position on the A5 between Betws-y-Coed and Capel Curig.

Believed to be associated with the famous Welsh tradition of Ty Un Nos (the House Built in a Night), the property enjoys an enviable setting surrounded by spectacular mountain scenery whilst benefiting from excellent accessibility to one of North Wales' busiest tourist routes.

The property extends to approximately 5.19 acres, comprising the historic cottage together with adjoining land offering considerable amenity value. Subject to the necessary statutory consents, the property offers exciting potential for a variety of future uses including tourism, hospitality, educational or commercial purposes, whilst retaining its significance as one of the area's best-known landmarks.

Tenure-Freehold Council Tax-N/A EPC-TBA

Location

Situated in the rural hamlet of Capel Curig, within the Snowdonia National Park, approximately 3 miles west of Betws-y-Coed. The property occupies a highly regarded location on the A5 trunk road, surrounded by open countryside with immediate access to the mountains, forests and lakes of the National Park. The area is renowned for its outstanding natural beauty and offers excellent opportunities for walking, climbing, cycling and other outdoor pursuits. Despite its rural setting, the property enjoys convenient access to the amenities of Betws-y-Coed, together with the wider road network linking Conwy, Llandudno, Bangor and the A55 North Wales Expressway.

Whether acquired as a private project, an investment opportunity or a flagship tourism venture, Ty Hyll represents a property of exceptional character and enduring appeal.

Features
• Grade II Listed historic cottage.
• Approx. 5.19 acres of adjoining land.
• Prominent A5 roadside position.
• World-renowned local landmark.
• Exceptional views across the surrounding countryside.
. Ideal for tourism, commercial or heritage-related uses.
• For sale by Public Auction - 23rd of September 2026

Although requiring minor upgrading and improvement, this unique property provides purchasers with an increasingly rare opportunity to restore and enhance a building of genuine historic importance in one of the most sought-after locations within the Snowdonia National Park.

Important Notice

Prospective purchasers should note that the existing drainage arrangements serving the property will require replacement or substantial upgrading. It will be the purchaser's responsibility to satisfy themselves regarding the provision of a compliant septic tank, mini treatment plant or alternative drainage solution, together with all associated consents, installation costs and ongoing maintenance requirements. Neither the Vendor nor the Auctioneers provide any warranty as to the suitability or condition of the existing system. Costs for replacement system will be subject to future use and may vary between £20,000 and £80,000 based on information received.

Accommodation

Ground Floor

Kitchen and Cafe Premises 27'9" x 15'3" (8.47 x 4.66)

First Floor

Landing and Study area 8'0" x 7'5" (2.45 x 2.27)

Cloakroom/W.C

Education Room 10'6" x 15'2" (3.22 x 4.63)

Store Room4.53 x 4.38

Floor Area

Gross Internal Area - approx 78.74sqm (847.5sqft)

Cadw Listing

Ty Hyll is a Grade II Listed property - listed 11th of October 1966. ref 3182 - Listed as a property of Special Architectural Interest - an early C19 Picturesque cottage and for historical interest and it's early association in tourism within North Wales.

Land Registry

Title Number - CYM219765

Fixtures and Fittings
Please note that the contents are not included with the sale.

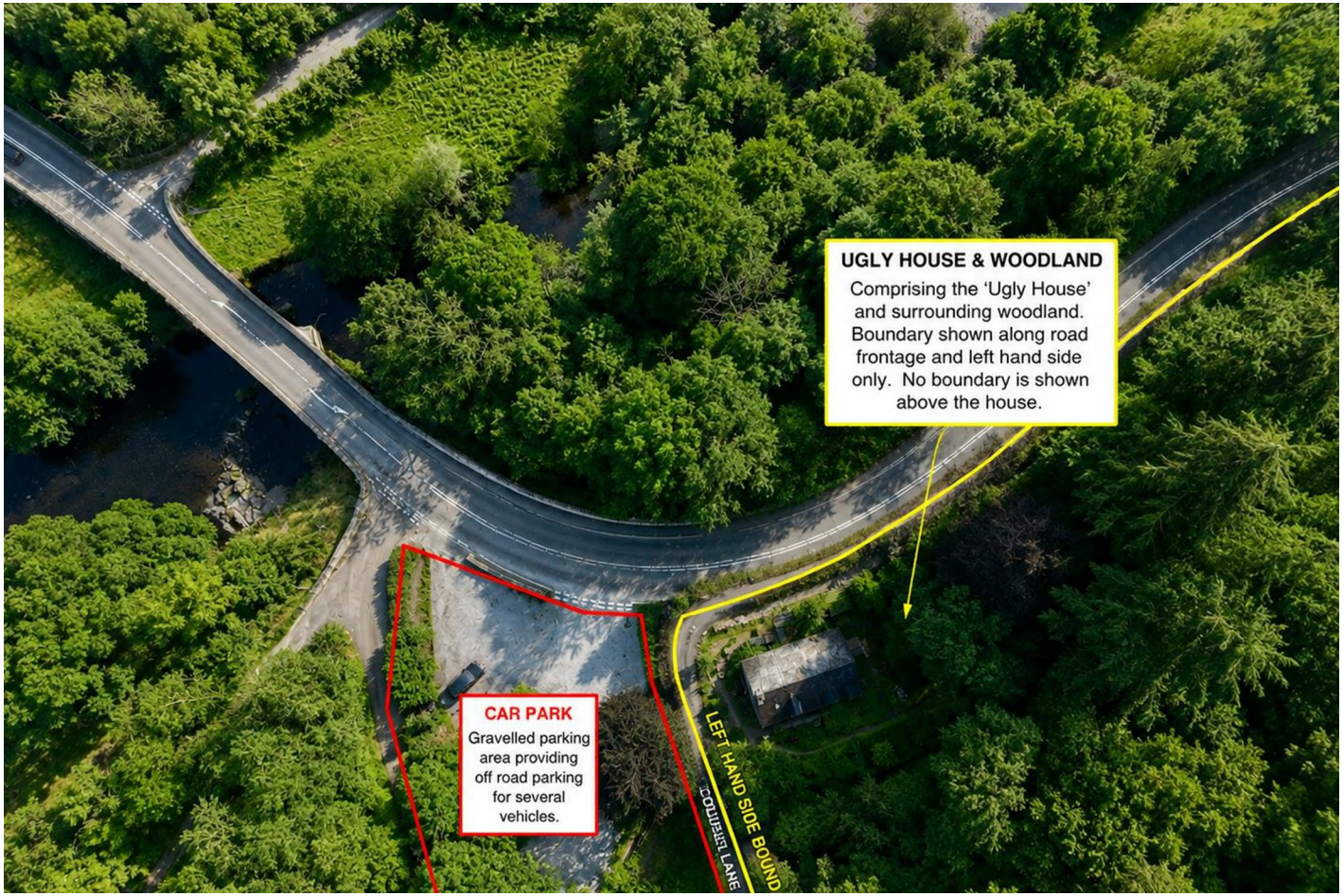
Tenure
Tenure
We understand the property to be Freehold. Although it has operated as a popular and successful tearoom for a number of years, it will be sold with vacant possession. The current tenant is due to vacate the property on 5th October 2026

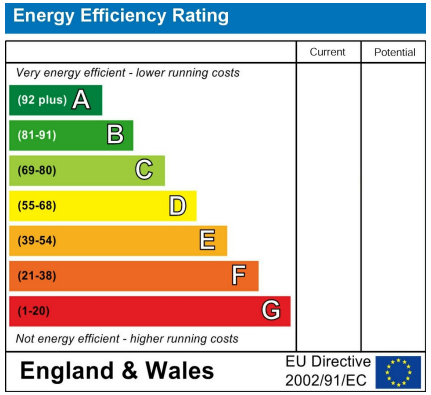
Services
Private water supply via borehole and mains electricity are understood to be connected. Private drainage (refer to Important Notice above).

Auctioneers
Town and Country Auctioneers, Regus House, Herons Way, Chester, CH4 9QR. Telephone: 0800 334 5090. Please contact the Auctioneers to register interest and request Auction pack.

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.

Viewing
By appointment through the agents Iwan M Williams, 5 Denbigh Street, Llanrwst, tel 01492 642551, email enq@imwestates.com





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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