



Maes Cadwgan
Conwy LL32 8DQ



IWAN M WILLIAMS
ESTATE AGENTS • GWERTHWYR TAI

Maes Cadwgan

Conwy LL32 8DQ

£950,000

A unique opportunity to acquire a traditional smallholding of approximately 48.3 acres, set on the outskirts of Conwy with far-reaching views across the Conwy Valley.

FOR SALE BY INFORMAL TENDER - Closing date Friday 7th November 2025

GUIDE PRICE - Offers above £950,000

Maes Cadwgan offers a rare opportunity to purchase a property not seen on the open market for many decades. Comprising a stone-built farmhouse, range of both traditional and modern agricultural buildings, and a series of enclosures extending to nearly 50 acres in total.

The farmhouse takes full advantage of its elevated setting, with principal rooms enjoying the superb valley outlook. Benefiting from oil-fired central heating and replacement uPVC double glazing, the house would now benefit from a programme of modernisation, providing purchasers with an excellent opportunity to redevelop and enhance to their own specification.

The outbuildings comprise a mixture of stone-built traditional barns with character features, alongside more modern agricultural sheds offering extensive space for a variety of uses.

The land extends to approximately 48.3 acres, arranged within a number of useful enclosures, mainly laid to pasture. The setting provides excellent grazing, amenity, and outstanding views.

This is a once-in-a-lifetime opportunity to purchase a smallholding of this calibre in such a sought-after and accessible location – a property with huge potential in an outstanding setting



Location

Maes Cadwgan occupies an elevated position on the lower slopes of the Sychnant Pass, on the edge of the Snowdonia National Park. The property enjoys a spectacular backdrop of open countryside with uninterrupted views across the Conwy Valley and surrounding hills.

The Sychnant Pass is renowned for its natural beauty, connecting the historic walled town of Conwy with the village of Dwygyfylchi and the coast. Maes Cadwgan is set just off the Pass road, in a peaceful rural setting yet within only a few minutes' drive of Conwy town centre, with its wide range of shops, restaurants, marina and schooling.

The surrounding area offers endless opportunities for walking, riding and outdoor pursuits, with direct access onto some of the most scenic countryside in North Wales. Despite its tranquil location, the property is well placed for road links along the A55 expressway, giving access to Llandudno, Chester and beyond.

Accommodation Affords:
(approximate measurements only)

Front timber and glazed outer porch leading to small hallway with radiator, staircase leading off to first floor level.

Sitting Room: 12'9" x 11'11" (3.91m x 3.65m)
UPVC double glazed window overlooking front enjoying views across open farmland and the Conwy valley, radiator, delf rack, wash basin.

Breakfast/Dining Room: 9'10" x 9'10" (3m x 3m)
UPVC double glazed window overlooking front; double panel radiator; archway to:

Kitchen: 10'7" x 7'4" (3.23m x 2.26m)
Fitted range of base and wall units with complimentary work tops; single drainer sink with mixer taps; electric cooker point; breakfast bar; radiator; UPVC double glazed window to side and rear; pantry and storage cupboard.

Downstairs Cloakroom:
Low level w.c and wash basin.

Understairs storage cupboard:



Rear Dining Room: 14'9" x 8'9" (4.5m x 2.68m)
UPVC double glazed rear door; radiator; recessed shelving. Rear entrance porch with UPVC double glazed outer door.

Lounge: 15'10" x 16'2" (4.85m x 4.95m)
Tiled fireplace and hearth, coved ceiling, 2 double panel radiators; large sliding patio doors leading onto side patio and enjoying extensive views down the Conwy valley; UPVC double glazed window to front and rear also.

First Floor Landing:

Bedroom 1: 12'4" x 11'10" (3.78m x 3.61m)
UPVC double glazed window overlooking front panoramic views; radiator; built in wardrobe.

Bedroom 2: 15'8" x 8'11" (4.8m x 2.74m)
L shaped; UPVC double glazed window overlooking rear; radiator.

Bedroom 3: 9'10" x 9'10" (3m x 3m)
UPVC double glazed window overlooking front enjoying extensive views down the conwy valley; radiator.

Bathroom: 9'10" x 8'6" (3m x 2.6m)
Four piece suite comprising panel bath; pedestal wash hand basin; low level w.c; shower enclosure; shaver point; radiator; built in airing cupboard housing cylinder and linen shelving.

Gardens

There are attractive gardens to front and side elevation with a variety of established shrubs and plants; oil tank for central heating and outside oil boiler. Timber garden shed.



Land and Outbuildings

The property stands within a delightful rural setting and is offered with approximately 48.3 acres of land situated around the homestead. The land is largely comprised of gently sloping grazing pastures with pockets of natural tree and woodland cover, providing excellent shelter and visual appeal. The holding also benefits from a separate roadside access at a lower level, making it practical and versatile for agricultural or equestrian use.

The farm is complemented by a traditional range of stone and brick outbuildings, including former shippon, stabling, loose boxes and a brick-built open cart shed with adjoining former dairy. These character buildings offer scope for continued agricultural use or potential alternative uses (subject to consent).

In addition, there is a more modern selection of agricultural buildings providing extensive housing and storage facilities. These include a range of timber/steel and corrugated barns, together with a hay barn, agricultural storage sheds with lean-to stabling, and three-bay feeding/animal housing sheds with adjoining yard area.

Collectively, the buildings provide a useful combination of traditional and modern facilities, well-suited to livestock, equestrian or general farming use.

METHOD OF SALE

BY INFORMAL TENDER - All offers to be in a sealed envelope clearly labelled 'Maes Cadwgan Tender' to arrive at our Conwy Office no later than 12 Noon, Friday 7th November 2025.

Please ask agent for a copy of our offer forms.

The vendor reserves the right to decline any or all of the offers at their own discretion. The decision will be made within 7 working days of the closing date.

Council Tax Band:

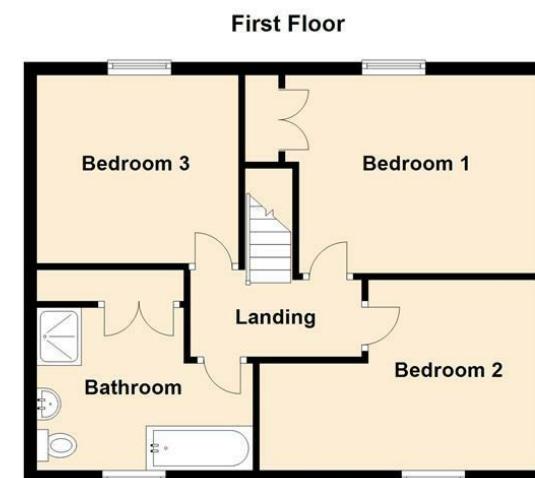
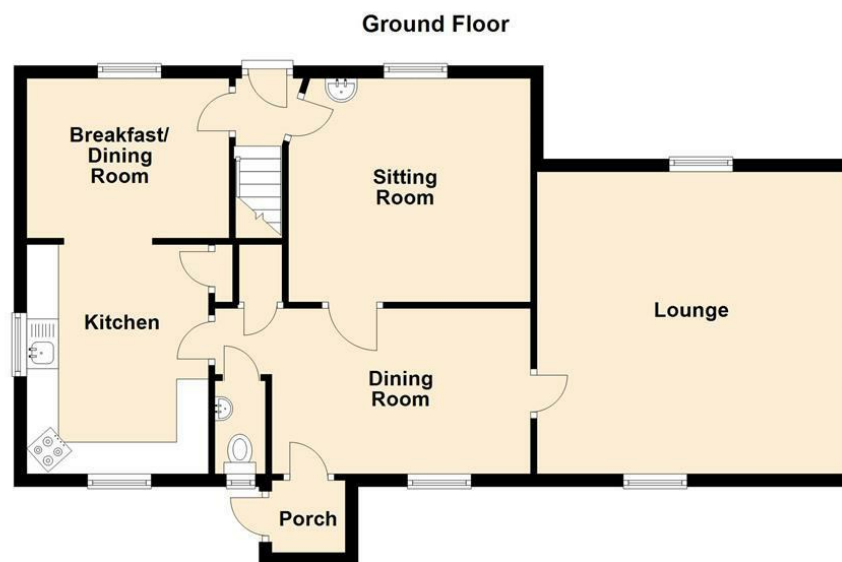
Conwy County Borough Council tax band - 'F'

Directions

Proceed from Conwy up towards the Sychnant Pass for approximately 1 mile and turn left signposted Llechwedd and Maes Cawgan farm will be viewed on the left hand side opposite a row of cottages , just before the cattle grid.



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.

Iwan M Williams Estate Agents

5 Bangor Road
Conwy
LL32 8NG

Tel: 01492 555500
Email: conwy@iwanmwilliams.co.uk
Web: <https://www.iwanmwilliams.co.uk>

