



Hirnant

PENYBONTFAWR • GUIDE PRICE £550,000

A beautifully restored 17th-century Welsh farmhouse set in the Berwyn Mountains, offering four bedrooms, original period features, and modern comforts throughout.

- Beautifully restored 17th-century Welsh farmhouse with original period features
- Four bedrooms, including a ground floor king-size and a stunning hillside-view master
- Spacious farmhouse kitchen with dining space for ten – perfect for entertaining
- Charming living room with exposed beams and a traditional open fireplace
- Flexible first-floor landing/playroom, ideal for families or extra reception space
- Modern bathrooms and central heating throughout, blending comfort with character
- Direct access to walking trails leading into Eryri (Snowdonia) National Park
- Ideal as a family home, rural retreat, or income-generating holiday let

DESCRIPTION

Cwmwr Uchaf Farmhouse is a distinguished 17th-century Welsh farmhouse, sympathetically restored to blend traditional architectural character with modern convenience. Set high in the Berwyn Mountains near the village of Penybontfawr, this whitewashed stone property exudes timeless rural charm, with captivating views and a true sense of tranquillity. The property retains many original features — from exposed beams, thick stone walls and large Welsh flagstones to a feature open fireplace — offering a tactile connection to its heritage. Inside, you'll find four beautifully presented bedrooms, a spacious open-plan farmhouse kitchen with room for ten, a cosy living room, and a flexible playroom/landing area. With central heating, modern bathrooms, high-speed Wi-Fi, and inviting outdoor spaces the farmhouse balances country living with



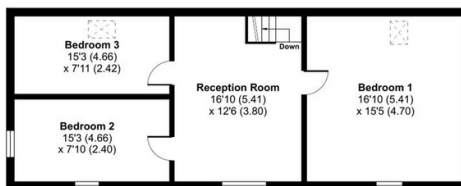




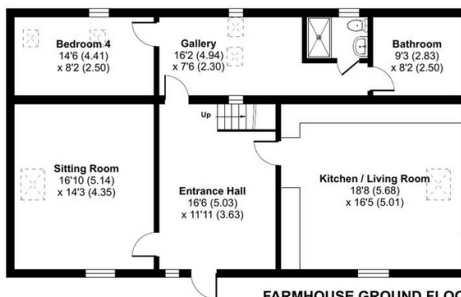




Approximate Area = 1944 sq ft / 180.6 sq m
For identification only - Not to scale



FARMHOUSE FIRST FLOOR



FARMHOUSE GROUND FLOOR

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Halls. REF: 1257680



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Important Notice. We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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