



THE COP

MAERDY I CORWEN I LL21 0NT





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Bala (7 miles), Llangollen (15 miles), Betws-y-Coed (18 miles), Denbigh (22 miles), Wrexham (24 miles)
(all mileages are approximate)

**A CHARMING COUNTRY COTTAGE WITH ANNEXE AND HOLIDAY LETS, SET IN
APPROX. 9.5 ACRES**

Characterful Detached Country Cottage

Detached 1 Bed Annexe and Glamping Cabin Providing Proven Income Streams

Planning for Four Further Luxury Glamping Pods

Panoramic Views into Snowdonia

Situated within approx. 9.5 Acres



Ellesmere Office

The Square, Ellesmere, Shropshire, SY12 0AW

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GENERAL REMARKS

The Cop is an extended and particularly charming stone-built country cottage which nestles within the dramatic landscape of the north Wales hills and provides versatile accommodation whilst allowing convenient access to the A5 and A494.

The property is situated within land and gardens which extend, in all, to around 9.5ac, or thereabouts, and contain a detached cottage annexe, which is currently utilised as a holiday let, alongside a luxury glamping Cabin, both of which provide established income streams; with planning in place for a further four Holiday Lets.

SITUATION

The Cop occupies an elevated position within a picturesque rural setting on the outskirts of the hamlet of Maerdy, which straddles the A5 and, as such, is particularly well placed for access to the wider area, whilst boasting a Church and Public House. Despite enjoying such a serene and peaceful location, the property retains convenient access to the towns of Bala and Ruthin, both of which offers a useful range of amenities, such as Supermarket, Eateries, and Medical Facility, with Bala boasting the renowned Llyn Tegid, the largest natural lake in Wales, which attracts visitors all year round; with Snowdonia National Park lying immediately to the West and providing endless opportunities for a variety of outdoor pursuits.

SCHOOLING

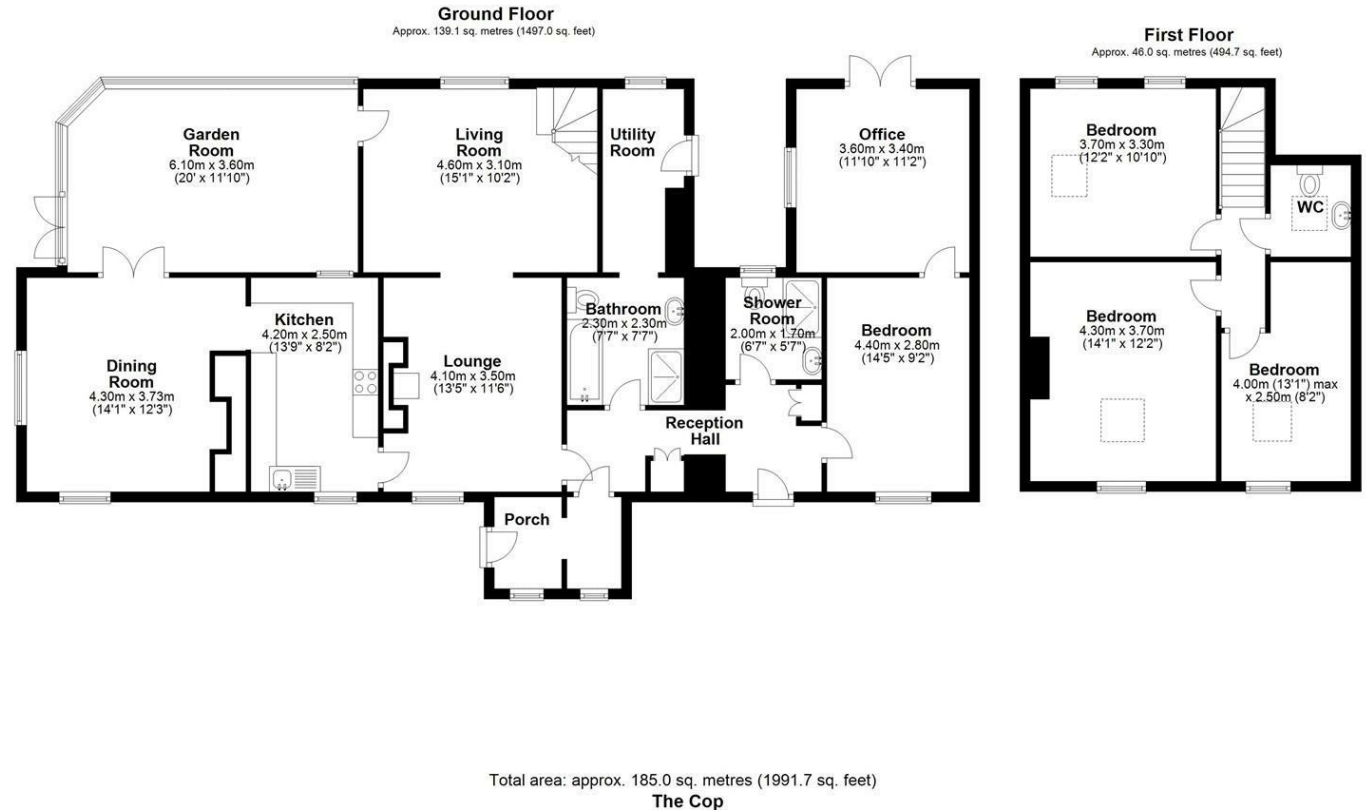
The property lies within reach of a number of well-regarded state and private schools, including: Ysgol Llawr Y Betws, Ysgol Betws Gwerful Goch, Ysgol Bro Dyfrdwy, Ysgol Caer Drewyn, Ruthin School, Ysgol Cerrigydrudion, and Moreton Hall.

THE PROPERTY

The property is entered via an attractive rendered Porch which leads, through a useful Boot Room, into a Reception Hall where doors offer access into a ground floor Bathroom and Utility Room, and into a cosy and characterful open plan living area which contains a multi-fuel burner and stairs which rise to the first floor. From the Living Area, access is afforded into a fully-fitted Kitchen and further into a Dining Room, which boasts an ecclesiastically-inspired picture window with views onto the front aspect and a further multi-fuel burner set within an exposed stone inglenook, with an impressive Garden Room providing excellent views over the gardens accessed via both the Dining Room and the Living Area.

The most recent extension to the property adjoins it on its north-west side and, whilst currently providing further inclusive living accommodation, was so designed that it offers possibilities for separation and, as such, may be of particular interest to multi-generational buyers, and features a further access door which opens into the Reception Hall, with access onto a Shower Room, Bedroom and adjoining Office/Reception Room (with patio doors out to the rear).

From the Living Room, stairs rise to a first floor which comprises three well-proportioned Bedrooms and a Cloakroom, with windows from each offering stunning and far-reaching views over the unspoilt landscape beyond.





LAND AND GARDENS

The Cop is situated within grounds which extend, in all, to around 9.51 acres, or thereabouts, and begins with a driveway which leads off a quiet country lane and culminates in a generous parking area, whilst being flanked to one side by around 3 acres of sloped land, which could be utilised for the grazing of hardier livestock.

Surrounding the property are areas of lawn alongside a delightful decked patio area, which represents an ideal space for outdoor dining and entertaining, with a track leading uphill into a pasture paddock which contains timber stables and an array of PV panels, these generating around £800pa in reduced energy costs, and provides ample space for the grazing of horses, and culminates at the zenith of the hill in a further grassed areas given over to the existing and planned spaces for the luxury Glamping Pods.

TY BACH COTTAGE (ANNEXE)

Of stone construction under a pitched tiled roof and currently utilised as a productive holiday let which achieves around £95 per night and a boasts a circa 60% occupancy rate.

Gross income for the coming year is anticipated to be in excess of £20,000



GOLWG Y MEL (LUXURY GLAMPING POD)

Constructed by Cedar Tree Pods of Wrexham and situated to capitalise on the breathtaking views over Snowdonia National Park, which unfurls to the west. Located within an extensive lawned area and currently demanding around £95 per night for two people, this rising to £125 per night for four people. The Pod, which has en-suite facilities and central heating, further benefits from access to mains water and electrics, alongside the recently installed sewage treatment plant (which has capacity to serve all the units proposed within the approved planning application).

Gross income for the coming year is anticipated to be circa £15,000

SUMMERS VIEW & PLANNING PERMISSION

A further luxury Glamping Pod, Summers View, is currently under construction and located to the south-east of Golwg Y Mel. Pricing expectations are similar to those for Golwg Y Mel.



Planning Permission (No. 0/48999) is in place for the siting a further four "Luxury and Micro Holiday Glamping Pods (inclusive of Summers View)". The required drainage and electrical arrangements have already been installed, with Golwg Y Mel currently utilising these.



DIRECTIONS

W3W /// springing.snores.pancakes

METHOD OF SALE

The property is offered for sale by private treaty.

TENURE AND POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

LOCAL AUTHORITY

Conwy County Borough Council, PO Box 1, Conwy, LL30 9GN

SERVICES

We understand that the property has the benefit of mains water and electricity. Drainage is to private systems and heating for The Cop is provided by Air Source.

COUNCIL TAX

The property is shown as being within Band C on the local authority register.

BOUNDARIES, ROADS & FENCES

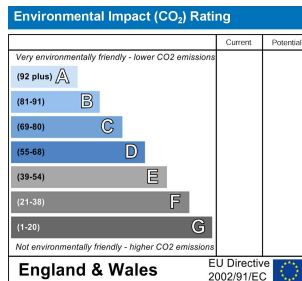
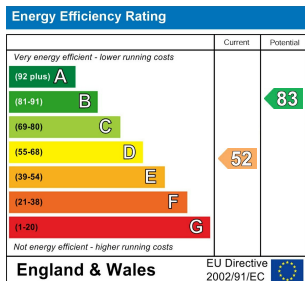
The Purchaser/s shall be deemed to have full knowledge of the boundaries and neither the Vendor, nor the Agents will be responsible for defining ownership of the boundary fences or hedges.

RIGHTS OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoings whether mentioned in these sale particulars or not.

VIEWINGS

By appointment through Halls, The Square, Ellesmere, Shropshire, SY12 0AW.



IMPORTANT NOTICE

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed.
4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have.



Path (un)

Track

The Cop

Well

Track

Pond

Issues

Well

Rhy?d-gyr-geifr

CG

Tan y Graig

For identification purposes ONLY

30m 60m 90m

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