



# Llwynpenddu Uchaf *Mountain Studios*

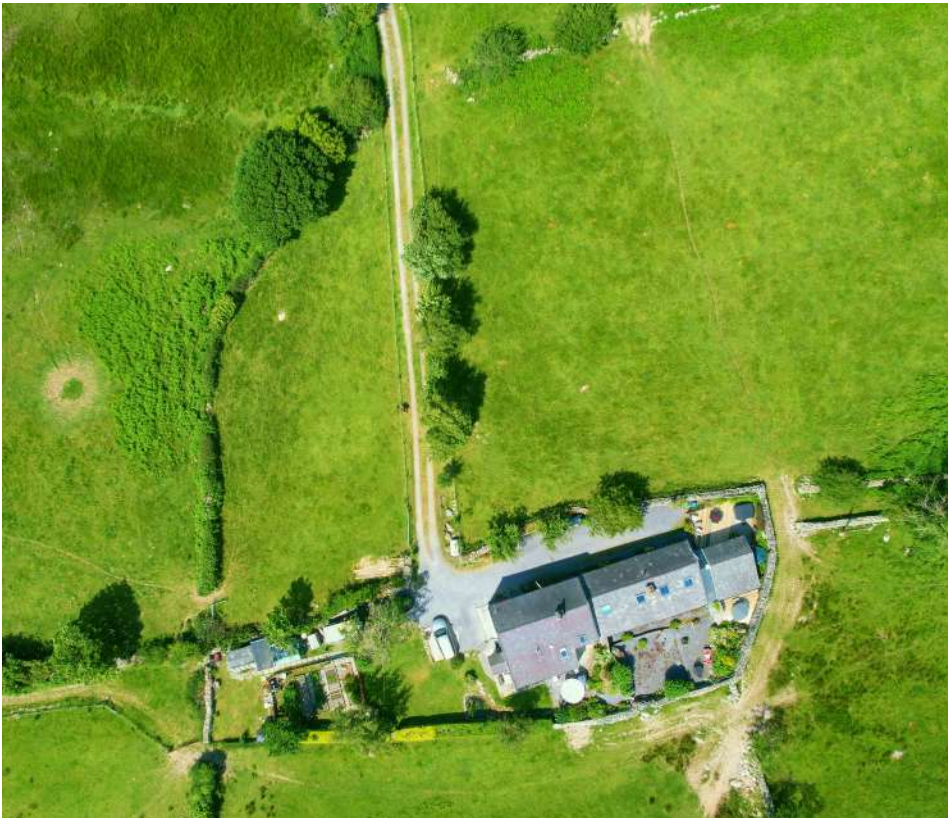
Llanllechid, Gwynedd LL57 3LL

Farmhouse and Holiday Lets | Tŷ Fferm a Llety Gwyliau



A unique opportunity to acquire a home and business set in a secluded rural location in the Snowdonia National Park with convenient access to the A55 expressway at Tal-y-bont. The property has been sympathetically renovated by the current owners and can be moved into straight away with an existing business and customer base along with ongoing bookings for the letting accommodation.

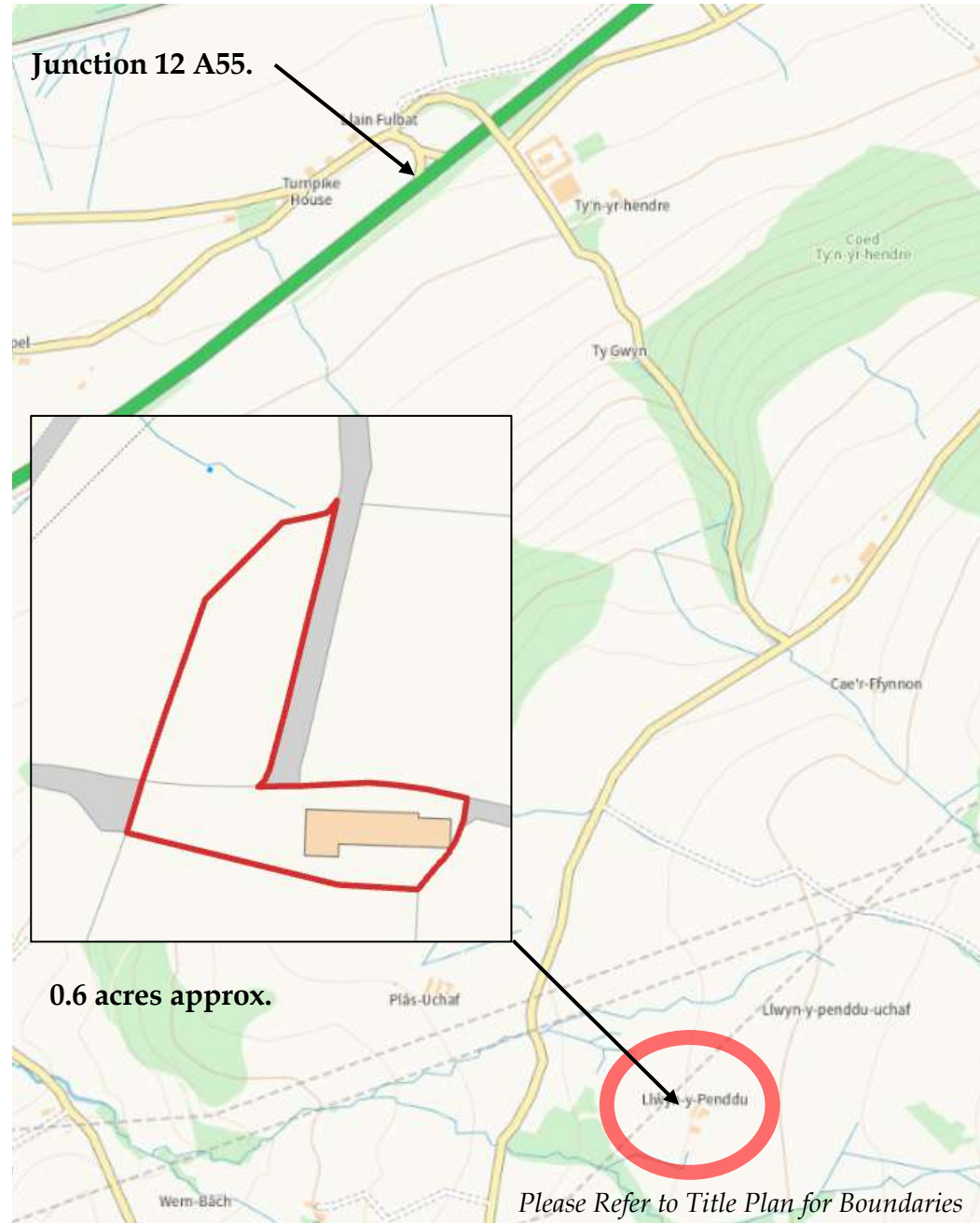
Cyfle i brynu cartref a busnes mewn lleoliad gwledig a chyfleus ym Mharc Cenedlaethol Eryri gyda mynediad hwylus i'r A55 yn Nhal-y-bont. Mae'r eiddo yn barod i symud mewn gyda busnes a cwsmeriaid parod ar gyfer y llety gwyliau.



Llwynpenddu Uchaf extends to approximately 0.6 acres including a paddock located off the driveway to the property.

The property is surrounded by open countryside and agricultural land with the Menai estuary in view to the North and the Caerneddau mountain ranges to the South.

Llwynpenddu Uchaf is exceptionally well located as holiday accommodation benefiting from a rural location in Snowdonia with access to the North Wales expressway in under 5 minutes.



## Tŷ Fferm | Farmhouse

Extended and sympathetically renovated by the current owners, Llwynpenddu Uchaf can be moved straight into providing comfortable living accommodation.

The rear extension and enlargement of the 1<sup>st</sup> floor provides an open plan kitchen diner and 3 double bedrooms with far reaching views across surrounding countryside.

**The ground floor** comprises a cosy living room with feature inglenook fireplace and shower room beside the front door. Opposite the living room a further room is located, presently used as a studio. The kitchen diner at the property has direct access to the rear terrace with views towards the Caerneddau Mountain ranges.

**The first floor** comprises 3 double bedroom, all of which have a picturesque aspect. Off the hallway the family bathroom is located along with access to eaves storage.

### Lleoliad | Location and Directions

From the A55 expressway Eastbound at Junction 12, turn off the dual carriageway and turn right over the bridge and follow the road up the hill past Hendre for 1 mile.

At the top of the hill turn right and follow the single-track road, the entrance to Mountain Studios is signposted on the left-hand side.



## Llety | Accommodation

Currently trading as Mountain Studios, the holiday accommodation provides 6 bed spaces.

The existing business may be available to the new owners; however, the accommodation may be used as an annexe or other alternative uses to suit buyer's individual needs.

The current Mountain Studios brand provides direct bookings and an existing client base making this a highly attractive and profitable enterprise for those looking to enter the hospitality industry or to add to their existing portfolio.

**Beudy Mawr** adjoins the main farmhouse, set over two floors with a mezzanine bedroom. Leading from the entrance hallway, Beudy Mawr comprises a spacious open plan living dining and kitchen area with wet room located off the kitchen.

**Beudy Bach** is set on one level sleeping two guests configured as studio accommodation with a spacious wet room.

Beudy Mawr presently has exclusive use of the terrace to the South of the property with its own hot tub whilst Beudy Bach has use of the decking and hot tub to the North.

**The Gym** is a detached converted outbuilding comprising a kitchenette/utility room and shower room with bifold doors. This space could be used as further accommodation or in a variety of uses to suit prospective buyers' needs.



# Floorplan

## Important Information

EPC: E

Council Tax Band: Band D

Construction: Traditional Construction.

Services: Private Water Supply and Private Drainage

Method of Sale: Private Treaty

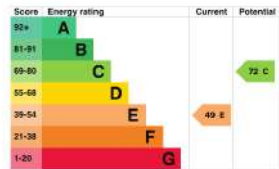
**Planning:** The property is sold subject to any existing or other statutory notice, or which may come into force in the future. Purchasers should make their own enquiries into any designations.

**Viewing:** By appointment only.

**Tenure:** Freehold with vacant possession on completion.

**Boundaries:** Any Purchaser shall be deemed to have full knowledge of all boundaries and neither the Vendor nor Vendors Agents are responsible for defining the boundaries or ownership thereof.

**Easements, Wayleaves and Rights of Way:** The land is sold subject to all the benefits of all wayleaves, easements, right of way and third-party rights, whether mentioned or not.

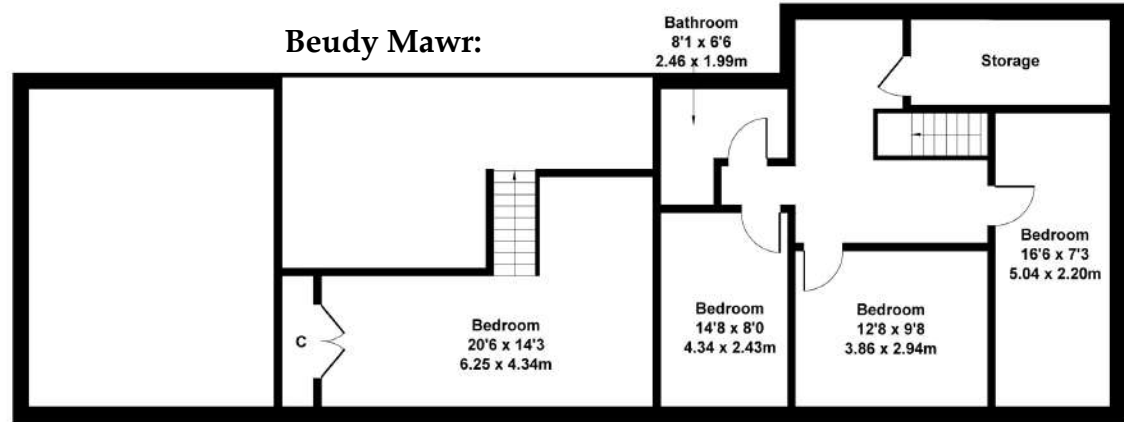


Visit the Mountain Studios Website.

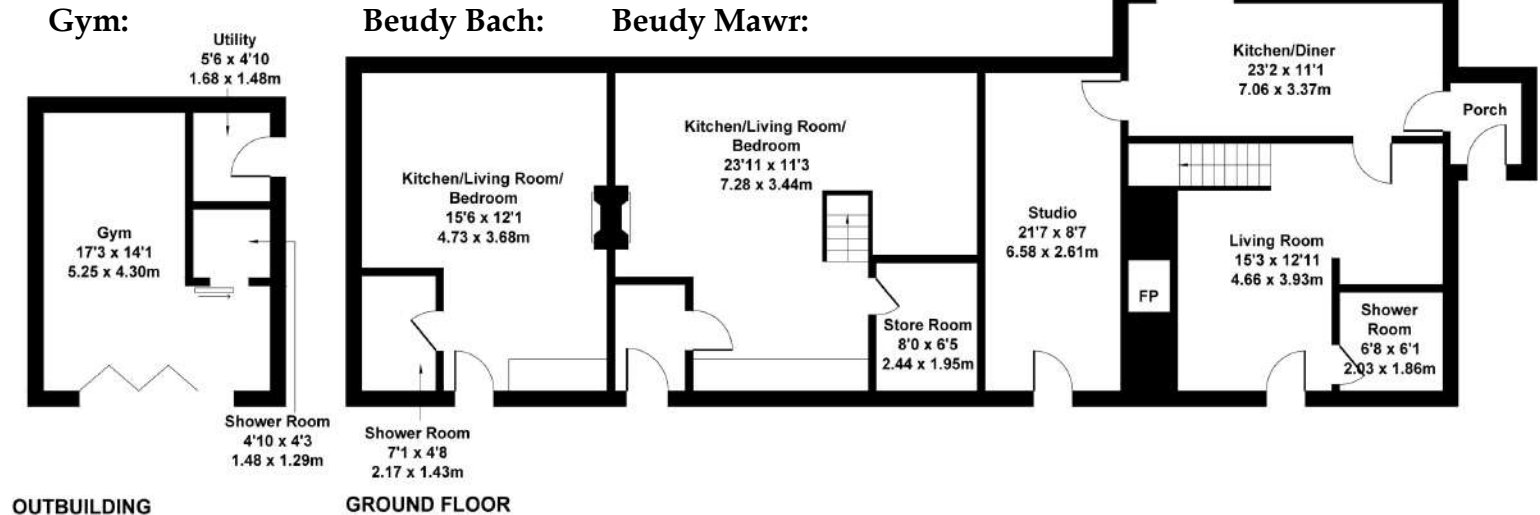
## Llwynpenddu Uchaf, Llanllechid LL57 3LL

Approximate Gross Internal Area  
2917 sq ft - 271 sq m

## Farmhouse:



FIRST FLOOR



GROUND FLOOR

OUTBUILDING

Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.