



Tir y Coed Country House  
Rowen | Conwy | Gwynedd | LL32 8TP

FINE & COUNTRY



# TIR Y COED COUNTRY HOUSE



*A marvellous country house with six/seven bedrooms and a stunning, one bedroom, converted Coach House ideal for letting, multigenerational occupation or to use as a work from home office. Tir y Coed is set in just over one acre of beautiful, mature, landscaped gardens, all within easy reach of amenities and the coast.*







### **Discover Tir y Coed: Your Dream Country Retreat Awaits**

Welcome to Tir y Coed, a stunning Gentleman's Country Retreat built in 1897 by the esteemed hotelier Mr. Goulding. This remarkable residence is not just a home; it's a lifestyle, nestled within the breathtaking landscapes of Snowdonia National Park in the heart of the enchanting Conwy Valley. With the majestic 700 year old UNESCO listed Conwy Castle just over 10 minutes away and the world-renowned Bodnant Gardens only four miles from your doorstep, this property offers an unparalleled blend of history, beauty, and tranquillity.

### **A Magical Breakfast Room: Where Nature Meets Elegance**

Step inside and be captivated by the Breakfast Room, a truly magical space that elevates your dining experience. Here, you'll feel as though you are sitting within the beautiful gardens that surround you, thanks to the seamless connection provided by the superb balcony. This room is not just a place to enjoy your morning coffee; it's a flexible haven featuring exquisite stained-glass windows and a bar.

### **Versatile Living Spaces: Designed for Comfort and Style**

The ground floor boasts a variety of thoughtfully designed rooms that cater to your every need. An inviting Office/Morning Room provides the perfect spot for quiet reflection or productive work. The beautifully decorated living/dining room is ideal for entertaining guests or unwinding after a long day, while the Utility/Boot Room ensures practicality for your lifestyle. The kitchen presents an exciting opportunity to create a bespoke culinary space with potential to expand into another room and so let your imagination take over. A comfortable Double Bedroom with an ensuite offers a private retreat for guests or family members. Additionally, an internal cellar provides two rooms for useful storage, keeping your living spaces clutter-free.

### **Luxurious Bedrooms: A Personal Sanctuary**

Ascend to the first floor, where you'll find six opulently decorated bedrooms, each with its own unique identity. Every room is designed to provide comfort and luxury, featuring ensuite facilities and some equipped with innovative Infra-Red heating. Experience the future of comfort with state-of-the-art, eco-friendly Japanese toilets in several of the bathrooms. Each bedroom serves as a personal sanctuary, inviting you to rest and rejuvenate in style.

### **Flexible Spaces: Tailored to Your Lifestyle**

The Lower Ground Floor offers even more versatility with a space currently utilized as a relaxing Treatment Room, complete with an adjoining ensuite. This area could easily transform into a studio or office, providing you with the flexibility to adapt the home to your lifestyle. Additional storage is available in the cellar, and a Gardener's Loo adds convenience for those who enjoy tending to the beautifully landscaped grounds.

































# SELLER INSIGHT



## **How long have you owned the property?**

"We moved here at the end of June 2016, so just over eight years ago."

## **What attracted you to this specific house and location?**

"The garden was the biggest draw; the tranquillity of the place strikes you as soon as you arrive. There is no through traffic, the soundtrack is provided by the birds. The house is on the edge of the Rowen and a five-minute stroll from the village pub. Rowen is pretty and has featured in one the broadsheet's top places to live in the UK (very subjective but still interesting). We sit on the edge of the second largest wilderness in the UK, yet only 10 minutes from Llandudno Junction and from there, just over three hours to Euston. For the first few years Chris commuted every week, so being able to be in central London well before 9 a.m. on Monday morning made a big difference."

## **What would you like to tell parents about the benefits of raising children here?**

"Our children are fully grown but I would feel very happy bringing children up here. There are good schools nearby and a bus picks up the children every day. In terms of activities, there are plenty of options. The area around here is cycling nirvana, whether it's mountain bikes or road bikes, and we're only a few miles from the coast, so there are numerous water sport options. There's a good cricket club and Links Golf Course in Conwy and the Welsh Under 20 rugby team play at Porth Eirias in Colwyn where there is a professional team. We have a swimming pool in Llandudno as well as tennis courts in Conwy and an active wild swimming club in Trefriw, a few miles down the valley. We are blessed by nature – there are polecats, owls, falcons and wild horses in the mountains surrounding the village. And of course we live in Snowdonia, one of the world's great adventure playgrounds."

## **What can you tell us about the history of the property and how it has been adapted since you've owned it?**

"The house was built in 1897 by a well-known Llandudno hotelier, Edwin Goulding who owned Goulding's Hotel in Church Walks. We can see from the Ordnance Survey Map from a few years before that there was already a property called Woodlands (Tir y Coed is 'Woodlands' in Welsh) so it appears that Mr Goulding demolished that property and built a new house on the site. Contemporaneous Council records show that he received planning permission to build "a villa" on the site. The story of the new house and how Mr Goulding brought a party of VIP guests from the hotel to Rowen is recorded in the news, where it seems they had society gossip columns in those days too!"

The following text is from The North Wales Chronicle on Saturday 4th September 1897:

"A Party of Visitors from Goulding's Hotel had a good time on Thursday during a day's outing to Roe Wen in the Conway Valley, where Mr Goulding has erected a commodious house on a charming site.

The party included a General - two Anglo-Indian Generals have been staying at Goulding's - an ex-Mayor of Oxford, a prominent resident from Nottingham well-known in cricket circles, and several others.

Of course the route is too well-known to need comment. The grand view from Tywyn Hill, then through Conway with its ancient Castle, after which the sylvan scenery of the Valley is lovely all the way with occasional glimpses of the "Rhine of North Wales."

Arrived at "The Woodlands," as Mr Goulding styles his new house, the unanimous remark was "What a beautiful spot;" and one of the ladies caused a smile by ejaculating "Oh, what a suitable place for a honeymoon!"

"And indeed the location is charming beyond description. Visitors staying here for a time would probably greatly appreciate a few days at "The Woodlands."

"The party on Thursday enjoyed themselves to the full. Anecdotes, especially by the ex-Mayor and the General, were numerous, and the ladies asked more conundrums than we have heard since Christmas."

"The Gouldings kept the property in their family until the 1930s when it changed its name to Tir y Coed. Several well-to-do people owned the property including the Conwy Assizes Court Wigmaker, and we have heard tales from people in the village of some of the others, including one exasperated lady, who's chauffeur would disappear to the neighbouring property, where the neighbour's daughter would be happy to make him cups of tea!

At some point in the 1960s, the place was turned into a guest house and had been run as a boutique hotel for over 40 years when we took over. Since we have been here, we have gradually changed the house back to something that feels like our home rather than a business, and now we operate as a B&B and only for the summer months. We have reclaimed the dining room and the drawing room but leave it open to guests as a facility.

We have replaced the old sash windows with double glazing, re-roofed using beautiful bull-nosed clay tiles, replaced the boiler and water cylinders but the biggest project of all though has been the coach house, which was abandoned and had ivy growing through the walls. This is where we live in the summer, and it features a lovely minstrels gallery which originally housed two single beds to accommodate a family let. We also included plumbing for the gallery in case we ever wanted to install a bath up there, to take advantage of the views and plumbing on the balcony just in case we wanted a hot tub. However, since Covid the Coach House mezzanine has served as Chris's office, providing him with amazing views of the mountains whilst working, definitely the best

office he's ever worked in! We loved this project so much that we are now looking to build our forever home."

## **Who do you think would be the ideal next owner?**

"The house offers so many options but someone working from home could use the coach house as we have, but it's also ideal as a "granny annex" or as a studio (the views are inspiring). Obviously, the house is very well established as a boutique B&B, so it also would lend itself to a couple looking for a lifestyle business."

## **What's your favourite room and why?**

"The living room which leads into the dining room is our favourite as it's where we spend most time during the winter months when we reclaim the house as our home. When we redecorated, we added a little glitter to the paint which you can't see in the day, but does show up when the fire is lit. The log burner provides the cosy ambience, there are fir trees outside the windows and when the place is dressed for Christmas it is simply magical."

## **Memorable/remarkable event?**

"The lockdown during Covid. Our youngest child was in Australia with his girlfriend, and it appeared that they were going to be stuck there. We somehow managed to get them home on a flight to Manchester and they caught a taxi here. They were able to quarantine for a few weeks in the Coach House. As the weather was fabulous we met them every day in the garden, where we were able to keep our distance but still have meals together. They stayed with us for a few months and helped us establish the kitchen garden."

## **What do you love about the house the most now?**

"The versatility of the place, the views of the mountains, the birds, and the garden (still)."

## **What you'll miss most?**

"The fact that we both have our own spaces so we're never in each other's way. Chris will never have an office like the one he has now in the Coach House and Sandra will miss the garden and our neighbours."

## **What do you love about the local community?**

"There is an active and thriving community, with a village hall, which timetable is packed with numerous classes, a play group and hosts plays, art fairs, movie nights and the occasional concert. We are lucky to have a pub, a coffee shop and a chapel. Every two years there is an open gardens event and there is a village carnival every year."























### **A Detached Coach House: A Home Within a Home**

In addition to the main residence, the detached Coach House awaits, finished to a superb standard. This charming space features an open-plan living area with doors that lead to a private balcony, perfect for enjoying morning coffee or evening sunsets. A cozy bedroom with ensuite facilities and a mezzanine currently used as an office offers endless possibilities—whether for guests, a home office, or additional living space.

### **Enchanting Grounds: Your Private Oasis**

Set within just over an acre of meticulously designed grounds modelled on the National Trust's Bodnant, Tir y Coed is a true outdoor paradise. Mature trees, vibrant shrubs, and well-stocked flower beds create a tapestry of colour and life. Enjoy the fruits of your labour with a selection of fruit trees, expansive lawns, and winding pathways that lead to secluded spaces for relaxation. There is a private driveway providing ample parking and turning space, ensuring practicality, especially when entertaining guests. With views of the surrounding countryside, every moment spent outdoors feels like a retreat into nature.

### **Your Future Awaits at Tir y Coed**

Tir y Coed is more than just a property; it's a lifestyle, a sanctuary, and a place where memories are made. Currently run as a country house B&B, it would also make an ideal family home which is also suitable for multigenerational occupation. Whether you're hosting gatherings, enjoying quiet evenings, or exploring the natural beauty that surrounds you, this home offers the perfect backdrop for your life's next chapter. Don't miss the opportunity to own this remarkable residence in one of North Wales' most sought-after locations. Embrace the charm, elegance, and tranquillity of Tir y Coed—your dream country retreat awaits!

### **Location**

Rowen is a picturesque village in the heart of the Conwy Valley, North Wales. Surrounded by the stunning landscapes of Snowdonia National Park, Rowen offers a serene retreat and features a quaint pub and a historic Church. Key attractions in the area include the nearby Conwy Castle, a UNESCO World Heritage site just over 10 minutes away, and the ancient town walls of Conwy. The bustling market town of Conwy, only 5 miles away, offers shops, cafes, and a selection of wider amenities. For beach lovers, Llandudno's Victorian seaside charm is just 9 miles away. Excellent transport links via the A55 expressway and Conwy train station provide easy access to Chester (50 miles) and Liverpool (60 miles). Rowen combines tranquil living with proximity to historical landmarks, vibrant towns, and beautiful beaches, making it an ideal location for a permanent residence, holiday home or business.











#### Additional Information:

Services: Mains water, electricity and drainage. Electric heating.  
Council Tax: Band B.  
Current Rateable Value (1st April 2023 to present): £7,500.

Government Guidance for rates Payable: Multiply your rateable value by your multiplier. This shows you how much you will have to pay in business rates (before any relief is deducted) – 2024 to 2025: Standard Multiplier 54.6 pence – Small Business Multiplier 49.9 pence.

Local Authority: Conwy County Borough Council.

Tenure: Freehold.

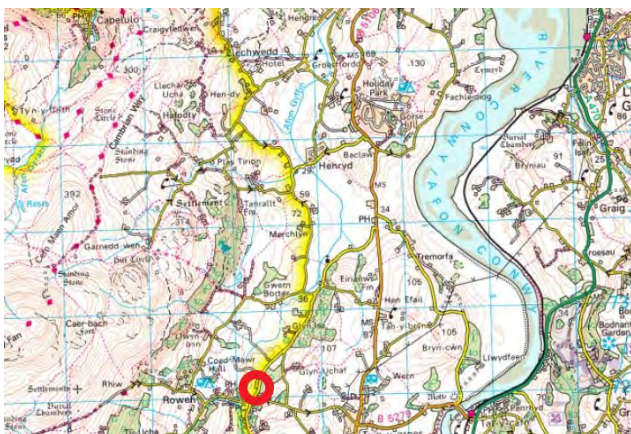
Broadband: (Information taken from checker.ofcom.org.uk)  
Standard - 14 Mbps (highest available download speed) – 1 Mbps (highest available upload speed)  
Superfast - 52 Mbps (highest available download speed) - 10 Mbps (highest available upload speed)

Mobile coverage: Likely (Information taken from checker.ofcom.org.uk)

**\*\*We always recommend you contact your supplier to discuss the availability of broadband and mobile coverage at this property. \*\***

**Directions:** Using the app what3words type in: fuzzy.crumple.product

**Referral Fees:** Fine & Country sometimes refers vendors and purchasers to providers of conveyancing, financial services, survey & valuations services, currency exchange and staging & styling. We may receive fees from them as declared in our Referral Fees Disclosure Form which is available upon request.





## TIR Y COED

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E		
21-38	F	37 F	
1-20	G		

## ANNEXE

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

# Tir Y Coed, Rowen, Conwy, LL32

Approximate Area = 4035 sq ft / 374.9 sq m

Annexe = 871 sq ft / 80.9 sq m

Outbuildings = 251 sq ft / 23.3 sq m

Total = 5157 sq ft / 479.1 sq m

For identification only - Not to scale



OIEO £1,000,000



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©richiecom 2024. Produced for Fine & Country (North Wales). RGF: 1166303



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 19.08.2024









# FINE & COUNTRY

---

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

*We value the little things  
that make a home*



**TOM CARTER**  
PARTNER AGENT

Fine & Country North Wales  
Tel: 07855 834282  
Email: [tom.carter@fineandcountry.com](mailto:tom.carter@fineandcountry.com)



**JAMIE TULLOCH**  
PARTNER AGENT

Fine & Country North Wales  
Tel: 07376 075257  
Email: [jamie.tulloch@fineandcountry.com](mailto:jamie.tulloch@fineandcountry.com)



**MARK FISH**  
PARTNER AGENT

Fine & Country North Wales  
Tel: 07301 229088  
Email: [mark.fish@fineandcountry.com](mailto:mark.fish@fineandcountry.com)

THE FINE & COUNTRY  
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit [fineandcountry.com/uk/foundation](https://fineandcountry.com/uk/foundation)



