



Bryn Rhydd
Maenan | Llanrwst | LL26 0UH

FINE & COUNTRY

BRYN RHYDD



Step into a world of Victorian charm in this delightful period home, nestled in the breathtaking Conwy Valley. With approximately 3.5 acres of gardens, paddocks, and woodland, this property is not just a home; it's a lifestyle waiting to be embraced.



How to make an Entrance

The beautiful Reception Hall is entered through a striking Pitch Pine door with stained glass and there is a carved wooden staircase leading to the first floor.

A Kitchen with Character

As you enter, you are greeted by a kitchen that exudes a quintessential Victorian feel, featuring beautifully proportioned high ceilings and a stunning sash window that frames picturesque views over the valley. The solid wooden units, complemented by granite worktops, create a warm and inviting atmosphere, perfect for culinary adventures and family gatherings.

A Cosy Snug Retreat

Just off the kitchen, discover a cosy snug that invites relaxation. With its own access, this intimate space is perfect for curling up with a good book or enjoying a quiet evening by the Rayburn, ensuring you stay toasty through the winter months. The impressive stone lintel above adds a touch of history, making this snug a delightful retreat from the hustle and bustle of everyday life.

A Statement Principle Room

Perhaps once a statement room that captures the essence of the home's rich history. The walk-in bay window, adorned with a sash window and shutters, floods the room with natural light, while the feature fireplace with its decorative tiled surround serves as a focal point. An ideal setting for entertaining guests or enjoying quiet evenings with family. A second, large reception room has been well utilised as a play room over the years.

Light Filled Landing and Bedrooms

Ascend the beautifully carved wooden staircase to the main landing, where a sash window offers stunning views of the Conwy Valley. Off this light-filled space, you'll find two principal bedrooms that continue the home's theme of elegance and comfort.

The second bedroom shares many features with the master, including a wonderful walk-in bay window with original shutters, providing a perfect spot to enjoy the stunning valley views. The master bedroom is a true sanctuary, boasting original floorboards, a feature fireplace, and a stained glass window leading to an en-suite shower room

Additional Bedrooms and Bathrooms

This home accommodates family and guests with three further double bedrooms, each offering ample space and charm, along with a well-appointed bathroom that caters to your every need.













SELLER INSIGHT

“ How long have you owned the property?
“30 years.”

What attracted you to this specific house and location?

“We used to be tenants (and our family before us) on nearby farm from 1962 and house was part of estate. We were offered to buy the house from estate in the early 1990’s and took the opportunity to do so.”

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

“We had many incredible years of raising our five children on property where they really enjoyed the space of the fields and surrounding forest, completely private and safe away from neighbours and road.”

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

“We completely stripped the paintwork from all internal woodwork to bring out the best features of the property such as doors, window panels and staircase. We have also moved the kitchen into adjoining lounge for more space leaving a nice adjoining snug room.

Who do you think would be the ideal next owner?

This is an ideal family home to raise children with potential for keeping animals such as horses with the few acres on site and stables at the back.”

What’s your favourite room and why?

“The new Kitchen is a favourite, but lounges and front bedrooms have a good view down the valley and into the National Park.”

Memorable/remarkable event?

“There have been many memorable events over the years, the most that spring into mind is the family and friends gathering over the years. The house lends itself to large gatherings and we have very pleasant memories of them.”

What do you love about the house the most now?

“How we have managed to retain the original features without losing any modern values.”

What do you love about the local community?

“Maenan – although rural is a good close community with quick and easy access to Llanrwst and even to the costal towns.”

What you’ll miss most?

“Everything to be honest, we would not sell but we need to help some of the children to get onto the property ladder in London, which is no mean task!”

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.

















Outdoor Paradise and Potential

Step outside to discover the expansive grounds, where the beauty of nature unfolds before your eyes. The property boasts outbuildings that present excellent potential for conversion, whether you envision a home office, studio, or guest accommodation. With almost 900 square feet of additional space, the possibilities are endless.

A Lifestyle Like No Other

Nestled just outside the national park, this home offers the perfect balance of seclusion and accessibility. Enjoy the serenity of rural living while being just a stone's throw away from Llanwrst (2.3 miles) which offers a wide range of services. With ample parking space, this property is designed for both comfort and convenience. Conwy is about 10 miles North, Bangor is approximately 26 miles West and Chester is just over 50 miles East.

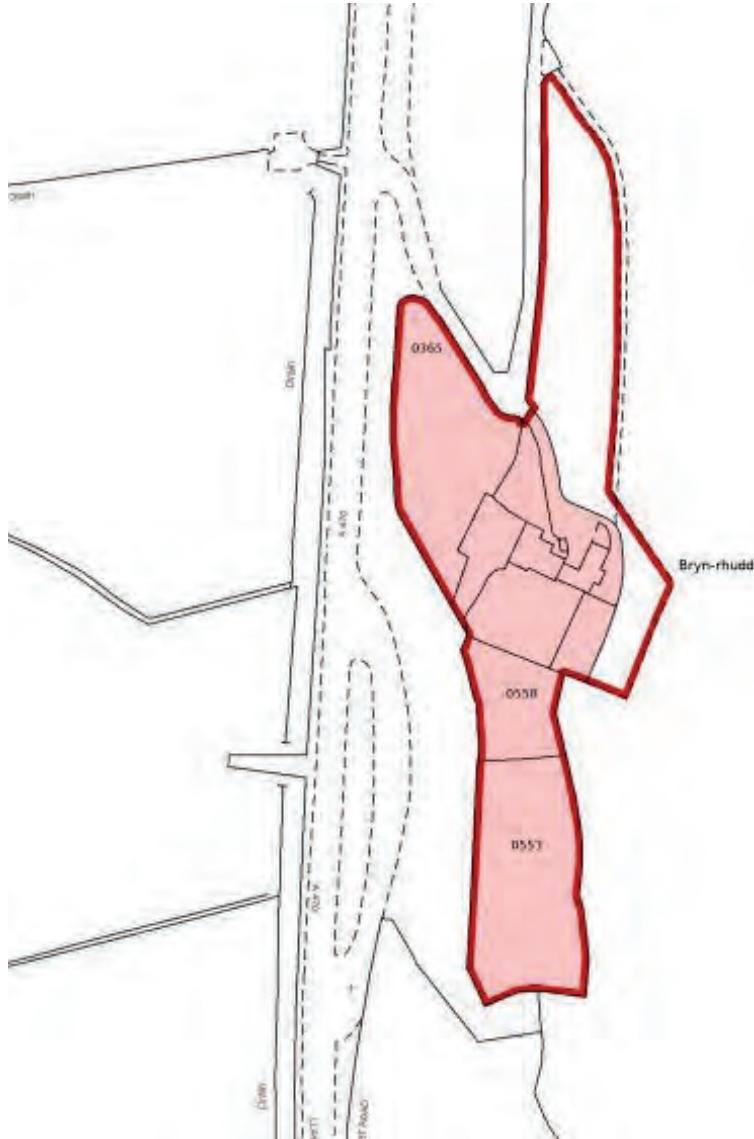
A Home Rich in History and Character

This period home is a trove of features, from pitch pine and exposed timbers to sash windows with shutters, open fireplaces, and decorative tiling. Each element tells a story, inviting you to add your own chapter to this remarkable residence. Don't miss the opportunity to make this enchanting property your forever home.









Additional Information:

Services: Private water and private drainage (TBC). Oil heating (TBC).

Business Rates: £4,550 – Current Rateable Value (1st April 2023 to present)

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 - 12 Mbps (highest available download speed) – 1 Mbps (highest available upload speed)

Mobile coverage: Indoor – Limited, Outdoor – 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: masks.parks.scrum

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Maenan, Llanrwst, LL26

Approximate Area = 2097 sq ft / 194.8 sq m

Outbuilding = 834 sq ft / 77.4 sq m

Total = 2931 sq ft / 272.2 sq m

For identification only - Not to scale



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2024. Produced for Fine & Country (North Wales). REF: 1197792

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs:			
(92 plus)	A		89
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	29	
(1-20)	G		
Not energy efficient - higher running costs:			
England & Wales		EU Directive 2002/91/EC	



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 10.12.2024





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*



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