



Tyddyn Afon  
Tyn Y Coed | Glan Conwy | Colwyn Bay | Conwy | LL28 5TN

FINE & COUNTRY



# TYDDYN AFON



*A superb opportunity to purchase a fantastic lifestyle property with flexible, character accommodation and magnificent views. There are 10 acres of grounds suitable for equestrian or livestock use and a selection of outbuildings including two stables, a hay barn and an entertainment room/studio, all set in a rural location just over 5 miles from Conwy and Deganwy Marina.*







### Your Tranquil Haven in North Wales

Escape to a world of serenity with Tyddyn Afon, a converted 'Cruck Frame' barn that redefines countryside elegance. Nestled in a slightly elevated position within the lower Conwy Valley, this extraordinary property sits within approximately 10 acres of pristine organic meadow land and gardens, offering panoramic views of the River Conwy, the sweeping valley, and the awe-inspiring Eryri/Snowdonia mountains. This is not just a home, it's an invitation to embrace a high-end lifestyle where nature's grandeur meets sophisticated living. Viewing is highly recommended to experience the magic of this unique retreat first-hand.

### A Setting That Inspires

Imagine starting your day with a cup of coffee on your private terrace, the morning mist gently lifting over the river to reveal the majestic peaks of Snowdonia. Tyddyn Afon's magical rural setting promises tranquillity, yet it's just a 15 minute drive from the charming coastal towns of Conwy and Llandudno. Here, you're enveloped by the wild beauty of North Wales, with Parc Eryri/ Snowdonia National Park as your playground, while modern conveniences remain within easy reach. This is the perfect harmony of seclusion and connection. Conwy has a range of amenities, including the popular Conwy Castle and nearby Deganwy Marina. Various countryside walks, Bodnant Gardens, Parc Eryri/Snowdonia National Park and a selection of golf courses & beaches are all within easy reach and Chester is approximately a one-hour drive to the east.

### A Rare and Exclusive Retreat

As one of only three distinguished homes within the former Tyn y Coed farm development, Tyddyn Afon is an attached property. The barn's 'Cruck Frame' structure has been masterfully renovated, blending its rich heritage with contemporary flair. Exposed oak timbers, vaulted ceilings, and bespoke oak doors create an ambiance of timeless charm, while quality finishes elevate every space. This is a home that tells a story, one of tradition, craftsmanship, and modern indulgence.

### Sophisticated Interiors

Step into the open-plan living area, the heart of Tyddyn Afon, where light pours through expansive windows, framing the stunning views beyond. The gourmet country-style kitchen, crafted by Period Kitchens, boasts Corian worktops, a Falcon Range cooker, and a double sink perfect for culinary enthusiasts. Flowing seamlessly into the dining and sitting areas, this space is designed for both grand entertaining and intimate moments. The sitting area's contemporary log burning stove adds warmth and style, while French windows open to the Pergolux glazed sunroom, a versatile retreat making the most of the breathtaking views.

The front entrance porch leads to a practical yet elegant reception hall/boot room, complete with fitted cupboards and a Belfast-style sink, ideal for shedding muddy boots after a countryside adventure. From here, bespoke oak doors guide you to the rear garden room, a serene spot with tiled floors and double-glazed windows that blur the lines between indoors and out, providing a lovely outlook onto the rear courtyard garden.

The living room, with its own log burning stove, offers a cosy escape and flexibility. Bedroom One on the ground floor dazzles with French doors to the front terrace, while upstairs, the Bedroom suite enchants, with vaulted ceilings and sweeping views, accompanying dressing room with bath and en-suite wet room.





















# SELLER INSIGHT

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## How long have you owned the property?

“We bought it in September 2014, so we’ve now lived at Tyddyn Afon for more than ten years.”

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

“The view! We always wanted to live in the Conwy valley as it’s such a stunning area. When we first came down the lane and arrived at the property, the incredible view over the Conwy river took our breath away. It takes a broad sweep around the property below the fields and – with the imposing Caerneddau mountains as a backdrop – must be one of the best views in Britain (many visitors have said the same!). The vista constantly changes as the tide comes and goes, and the day ends with blazing sunsets over the river. Every room in the house enjoys the panorama and the elevated view from the studio above the house is truly awe inspiring.”

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

“It’s the perfect place to immerse kids in nature and allow them to set free their inner explorer. There are plenty of places to make dens, wide open fields to run through and find butterflies and bugs, and a public footpath nearby goes down to the banks of the river Conwy. The lane to the house is very quiet and safe – ideal for walking your dog in the morning – and the stables and fields allow you to keep horses or other livestock, like the herd of Highland cows we’ve raised here.”

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

“Originally belonging to the nearby Bodnant Estate, the farm was purchased in the 1970s and the house was converted from a traditional stone barn into a pottery studio, where pots were once thrown in the main room. Later, the studios were converted into the house that we took on.

We’ve ploughed a lot of time and love into the property, expanding it and turning it into the house we love. As well as replacing windows and part of the slate roof (and installing solar panels), we’ve added a conservatory at the back, the sunroom at the front (to immerse ourselves in the glorious view whatever the weather), and reconfigured both bathrooms upstairs and down. We’ve also completely renovated and redesigned the courtyard, adding covered seating areas, a pizza oven (fantastic for parties), raised beds for growing vegetables, and a huge bespoke greenhouse which soaks up the sun (brilliant for growing tomatoes, cucumbers and even banana plants!). We’ve also added much more land to the property, including two pastures that have spectacular views, ideal for keeping horses or other livestock. Alongside the new hay barn, we’ve transformed part of the stable block into a unique studio/office – the perfect place to work, relax or entertain.

We’ve also transformed one of the fields into a wildflower meadow. Now ten years old, it hums with life and is full of butterflies, bees and beetles. Our honeybees gather honey from the riot of flowers, including many orchids, and it provides excellent hay and grazing for our Highland cattle.”

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

“Tyddyn Afon is all about the outdoors and living the good life. If you’ve ever wanted a smallholding with land to keep horses or livestock then this is the ideal place, just with spectacular views thrown in! The courtyard garden and greenhouse provide salads and vegetables, and there are wonderful mature apple, pear and damson trees.

You could keep chickens and bees if you wish, and there are large fields and footpaths around for long dog walks. It’s the absolutely perfect place for keeping horses, with ten acres of land, a hay barn and stables, and ample workshop and stores for all the equipment.”

## What’s your favourite room and why?

“It has to be the large kitchen-diner, the heart of the house with its incredible cruck oak beams, modern Scandinavian log-burner, Falcon range cooker and breathtaking views. Large, light and airy, you seem to be floating above the river valley. We’ve gathered the family here on many occasions, from Christmases to summer parties, and it’s the place that holds the most memories for us.”

## Memorable/remarkable event?

“We’ve celebrated special birthdays by lighting up the pizza oven in the courtyard and getting friends and family to create and cook their own pizzas, picking herbs and salads from the raised beds. There’s a wonderful flow from the kitchen-diner into the courtyard, which we decorate with bunting and lights to create a Mediterranean feel late into the night.”

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

“The studio is a very special place. It sits on a bank at the back of the house - a secret hideaway in the trees – and the terrace along the front is a wonderful spot to chill in the evening sun with a glass of wine listening to the birdsong. Inside the studio it’s cool and calm, a great place to read, work or just zone out for a while.”

## What do you love about the local community?

“Like many rural communities, everyone helps everyone else. If you need a hand moving livestock, fixing a fence, borrowing a piece of equipment or looking after your dog for a while, someone will help. Spare eggs, honey, vegetables and fruit are shared, and it’s a great feeling.

Despite being in the heart of the countryside, we’re only a few minutes away from the wonderful Medieval town of Conwy with its magnificent castle, independent shops, restaurants and cafés. And nearby are Llandudno and Chester, so you feel rural without being isolated.”

## What you’ll miss most?

“The view! It’s just spellbinding. Some mornings, a thick mist hangs over the river and you can watch it moving down the valley towards the sea. In winter, there’s almost always snow on the mountains, especially the highest peaks. Some afternoons there’s a luminous light, as if the air is softened by moisture in the air. And then there are the truly spectacular sunsets, with colours you wouldn’t believe.”

\* 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 Living at its Finest

The rear courtyard garden is an entertainer's dream, featuring a covered, 'al-fresco' dining area, raised vegetable beds, a bespoke greenhouse and a built-in pizza oven. It's the perfect setting for summer soirées or quiet dinners under the stars. Ascend to the upper terrace, where a purpose-built studio/cabin, "Y Caban" awaits. This stylish timber-clad retreat, with its open-plan seating, log burning stove, and kitchenette, is ideal for guests, a home office, or simply unwinding as the sun sets over the Conwy Valley.

The property's 10 acres of grounds, which have been organic for decades, include grazing land and a wildflower meadow which invite exploration and relaxation. Two stables, currently used as a workshop and store, and a hay barn cater to equestrian enthusiasts or livestock hobbyists, while the front driveway offers ample parking and a landscaped terrace adorned with specimen planting.

### Modern Luxury, Rural Soul

Tyddyn Afon seamlessly integrates cutting-edge amenities with its countryside charm. Mains water and electricity are complemented by solar panels for sustainable energy, and super-fast fibre broadband keeps you connected. Falling within Conwy County Borough Council's tax band "D," this property offers exceptional value for its calibre.

### A Life of Elegance and Adventure

Picture yourself strolling through your wildflower meadow, hosting friends in the courtyard, or curling up by the fire as snow dusts the mountains. Tyddyn Afon is more than a home—it's a canvas for your dreams, a place where every day feels extraordinary. Whether you crave peace, inspiration, or a space to celebrate life's moments, this property delivers. This home is ideal for outdoor enthusiasts with so many attractions within a short distance and the property itself has so much to offer for anyone wanting a country lifestyle. There is generally high demand for land in this area so there is potential to rent out or sell some of the ground if that's the preference of a potential buyer.

Don't let this rare opportunity pass you by. Arrange a viewing today and step into the superb lifestyle that awaits at Tyddyn Afon.











### Additional Information

Services: Mains electricity and water. Private drainage. Oil fired central heating.

Council Tax: Band D.

Local Authority: Conwy Council.

Tenure: Freehold.

Agents Note: Please note a public footpath crosses the track at the front (West) of the cottage.

Broadband: (Information taken from checker.ofcom.org.uk)

Standard – 1 Mbps (highest available download speed) – 0.2 Mbps (highest available upload speed)

Ultrafast – 1800 Mbps (highest available download speed) – 220 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: regard.carting.relished

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*offers over* £1,000,000



# Glan Conwy, Colwyn Bay, LL28

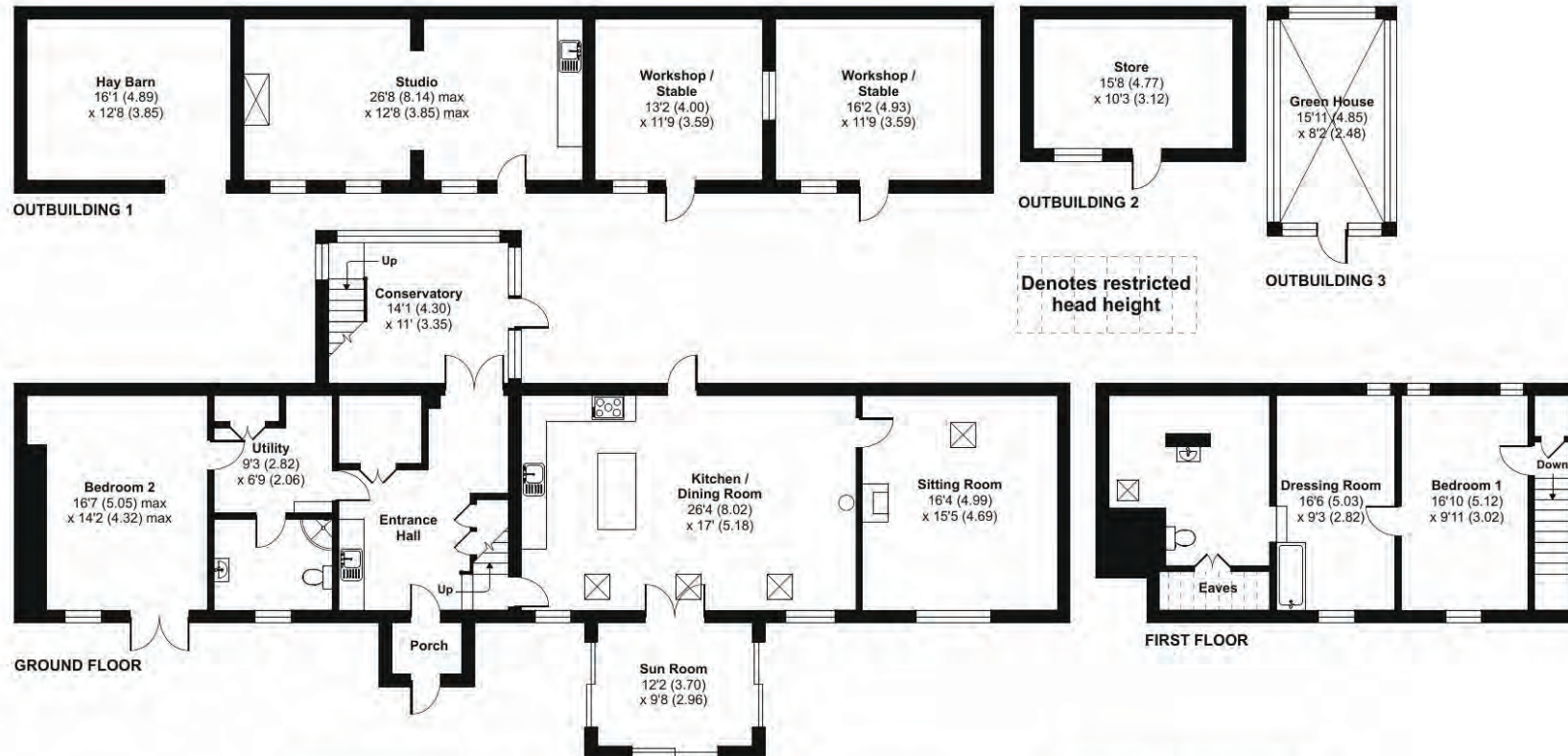
Approximate Area = 2222 sq ft / 206.4 sq m

Limited Use Area(s) = 26 sq ft / 2.4 sq m

Outbuildings = 1239 sq ft / 115.1 sq m

Total = 3487 sq ft / 323.9 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 2025. Produced for Fine & Country (North Wales). REF: 1315253



EPC Rating: C



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 05.08.2025









# 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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