



**Pen Y Bryn Farmhouse, Betws Yn Rhos, Abergelge, LL22 8PL**

Approximate Gross Internal Area = 239.1 sq m / 2574 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. FloorplansUsketch.com © 2023 (ID1033765)

Energy Efficiency Rating	
Current	Potential
98	98

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
A	A

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

**Pen-Y-Bryn Farm & Holiday Cottages , Betws Yn Rhos, LL22 8PL**

**£1,500,000**



# Pen-Y-Bryn Farm & Holiday Cottages , Betws Yn Rhos, LL22 8PL £1.500.000



## Tenure

We are informed the property is freehold and is sold with vacant possession on completion.

## Council Tax Band

G - Average from 01-04-2024 £3,559.77

## Brief summary

In summary, the Pen Y Bryn farmhouse and cottages present a unique and exceptional opportunity. This includes the acquisition of a 4-bedroom extended farmhouse, accompanied by a picturesque pond teeming with wildlife, two well-appointed horse stables, a spacious barn, and a collection of four charming three-bedroom terrace cottages, currently operating as holiday rentals.

Moreover, the property encompasses approximately 11 acres of land, enhancing the allure of this offering. This expansive landscape features two substantial ponds, ideal for the potential reintroduction of fish, subject to property licenses.

## Pen Y Bryn Farm House

The farmhouse welcomes you through a UPVC double-glazed conservatory, providing a panoramic view of the front gardens adorned with mature shrubbery and teeming with wildlife. The conservatory, featuring quarry tiles, serves as a delightful additional seating area.

Entering the main lounge is an awe-inspiring experience, highlighted by exposed timber beamed ceilings, a majestic stone wall with a timber mantle housing a multi-fuel burning stove set upon a slate-tiled hearth.

The second reception room mirrors the first's splendour, with exposed timber beam ceilings, a deep inset window, and a stunning Inglenook fireplace boasting a prominent multifuel burning stove against a brick backdrop.

An open arch from the primary lounge leads to a dining area bathed in natural light through dual windows. With ample space for a 12-seating dining table, it's a perfect spot for family gatherings.

Continuing down the hallway from the dining room, you'll discover a convenient ground floor WC, a useful open cloakroom area, and a utility room housing plumbing for a washing appliance, power for a drying appliance, space for a freestanding fridge freezer, and the property's boiler.

The first floor is divided into two distinct areas. Above the primary lounge, a spacious double bedroom awaits, featuring ceilings with picture rails, a fitted wardrobe alcove, and an ensuite shower room with a washbasin, WC, and a shower cubicle.

Just across the hall, a second double bedroom awaits, with ample space for a double bed and chest of drawers, and a separate bathroom adorned with retro tiles for a vintage touch.

Given the historic nature of this 1600s-built cottage, the third bedroom on the side of the property may require a slight ducking upon entry. This large double room is currently fitted with two sets of wardrobes, an inset window transformed into a seating area, and another ensuite bathroom with a shower cubicle.

Enter the contemporary fitted kitchen, laid with large slate-effect tiled flooring, and adorned with timber shaker-style units and a tasteful tiled splashback. The

kitchen offers space for two gas-operated cookers fed off LPG canisters, along with room for a dishwasher and freestanding fridge freezer.

Stairs from the kitchen lead to a spacious landing area and an additional double bedroom bathed in natural light. A raised section features a sideboard and a partially tiled ensuite shower room with a chrome towel rail, storage under the sink, WC, and an open shower cubicle.

Completing the farmhouse, just off the kitchen, is an additional room currently used as a games/pool room, with access to a porch. Additionally, a large storeroom provides versatility, serving as a reception area for the other cottages or a convenient tuck shop, depending on your desired use of the premises.

## Primrose & Bluebell Cottages

Discover the charm of Primrose and Bluebell cottages, two delightful three-bedroom terrace cottages designed for modern living. The open-plan living and dining room is bathed in natural light, courtesy of dual windows that illuminate the space. The compact kitchen area, thoughtfully designed, accommodates a slimline cooker, a stainless-steel sink, and ample space for a fridge. Exposed timber beams add character, and a convenient under stairs storage area maximizes functionality. Ascend to the first floor, where vaulted ceilings lend an airy feel to two double bedrooms, a single bedroom, and a stylish modern fitted shower room, completing the appeal of these enchanting cottages.

## Lavender & Heather Cottages

Step into the welcoming ambiance of Lavender Cottage, where frosted French doors invite you into an inviting open-plan kitchen, living, and dining area. Here, a multifuel burning stove takes centre stage, complemented by exposed timber ceiling beams that add a touch of rustic charm. The kitchen boasts a tiled splashback and space for an undercounter fridge and cooker, blending functionality with style. Discover convenient under stair storage for added practicality, then ascend to the first floor, where two spacious double bedrooms await, along with a cosy single bedroom. The modern shower room, complete with a large shower cubicle, hand basin, WC, and towel rail, ensures comfort and contemporary elegance in this charming cottage.

## Services

It is believed the main farm house property is serviced by oil fired central heating and is connected to mains electric & water. Sewage services are connected to a septic tank, although we recommend you confirm this information with your solicitor. The vendor informs us that all four cottages central heating systems are fed off LPG canisters.

PLEASE NOTE THAT NO APPLIANCES ARE TESTED BY THE SELLING AGENT.

## History

The original farmhouse, dating back to the 1600s, has seen numerous expansions and modifications over the centuries. Once among the largest farms in the area, Pen y Bryn Farm boasts a rich tapestry of local history. The current family has resided at Pen y Bryn since 1997, dedicating the space primarily to self-catering holiday accommodation, although the farm has served various other purposes over its storied past.

In addition to its agricultural pursuits, Pen y Bryn has a notable association with horses. During the mid-1900s, it operated as a riding school and dressage centre. The stables, now nestled by the pond and within the Farmhouse garden, once housed these majestic creatures. Furthermore, the farm played a pivotal role in the Royal Mail's operations, serving as a crucial halfway point for changing and

boarding horses on the route from Caernarfon to Chester and back, now known as Stable Cottage.

The holiday cottages themselves harbour their own captivating history. Erected in the 1700s, Heather Cottage originally functioned as a shippen, providing shelter for cattle during inclement weather. Primrose and Bluebell Cottages, on the other hand, were once utilised as a granary, with a chute extending from Lavender Cottage into Bluebell, facilitating the transportation of flour from the mill wheel.

## Lounge

16'11 x 15'4 (5.16m x 4.67m)

## Second Lounge

15'7 x 15'4 (4.75m x 4.67m)

## Dining Room

17'4 x 7'9 (5.28m x 2.36m)

## Conservatory

10' x 9'6 (3.05m x 2.90m)

## Kitchen/Diner

16'4 x 15'3 (4.98m x 4.65m)

## Games Room

17'2 x 11'8 (5.23m x 3.56m)

## Store Room

16'8 x 9'11 (5.08m x 3.02m)

## Utility

12'2 x 7'8 (3.71m x 2.34m)

## Bedroom 1

16'11 x 14' (5.16m x 4.27m)

## Bedroom 2

13'1 x 11'2 (3.99m x 3.40m)

## Bedroom 3

14'5 x 10'2 (4.39m x 3.10m)

## Bedroom 4

10'8 x 7'7 (3.25m x 2.31m)

## Prys Jones & Booth

Prys Jones and Booth, Chartered Surveyors and Estate Agents are an independent company in Abergele offering considerable experience in all aspects of Residential and Commercial Property. Whilst based principally in Abergele, we operate throughout North Wales, including the towns of Rhyl, Colwyn Bay, Llanddulas, Llanfair TH, Prestatyn, St Asaph, Towyn, Kinmel Bay, Llandudno and other surrounding areas.

Prys Jones & Booth, Chartered Surveyors and Estate Agents were founded in 1974 and have been a mainstay on the Abergele high street ever since.

## Professional Services

David Prys Jones FRICS and Iwan Prys Jones Bsc. PGDM, MRICS are full members of the RICS with specialist expertise in professional home surveys, commercial property surveys / valuations. Please contact us today to discuss our competitive fees.

