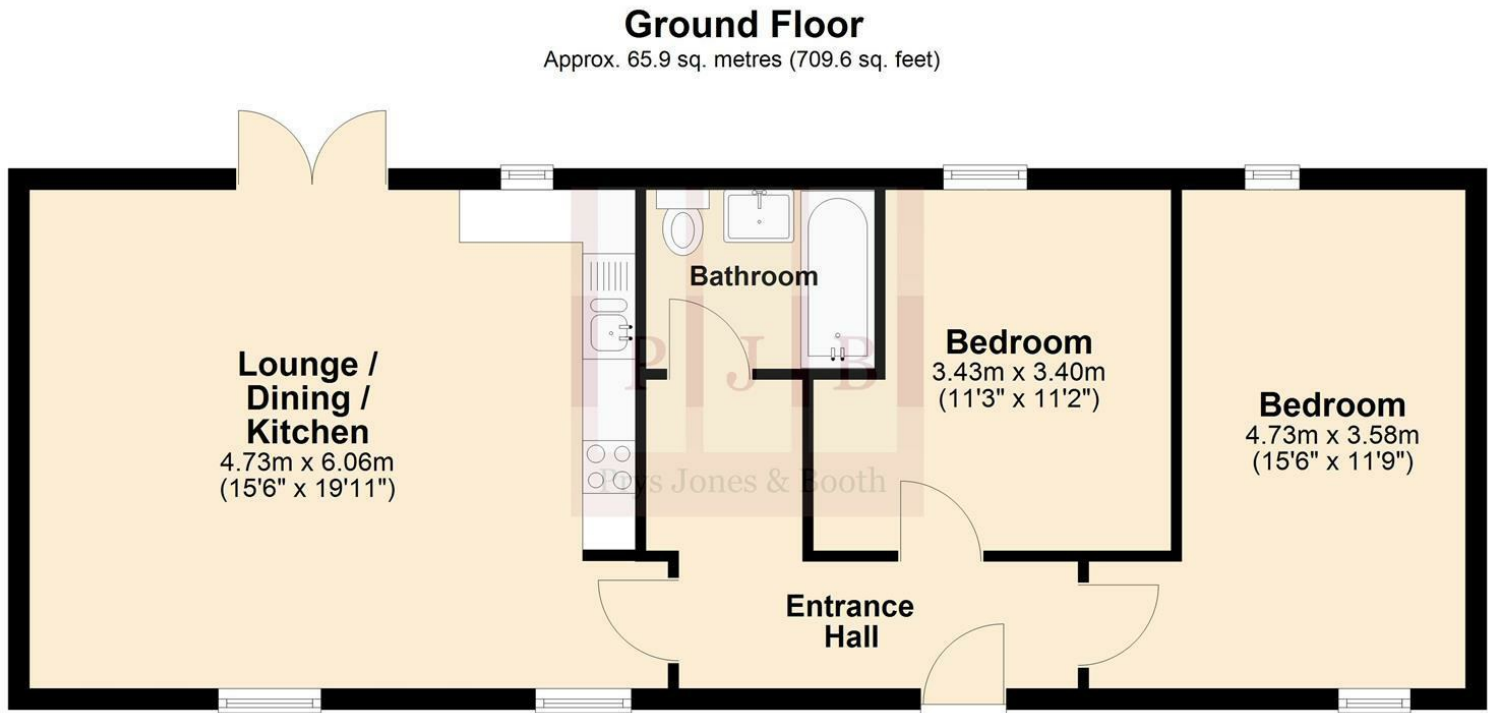




P J B  
Prys Jones & Booth



**Pen y Ffrith , Llanrwst, LL26 0NY**  
**£1,180,000**



Total area: approx. 65.9 sq. metres (709.6 sq. feet)

| Energy Efficiency Rating                    |                         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---|-------------------------|-----------|---|-------------------------|-----------|
| Very energy efficient - lower running costs | Current                 | Potential | Very environmentally friendly - lower CO <sub>2</sub> emissions | Current                 | Potential |
| (92 plus) <b>A</b>                          |                         |           | (92 plus) <b>A</b>  |                         |           |
| (81-91) <b>B</b>                            |                         |           | (81-91) <b>B</b>  |                         |           |
| (69-80) <b>C</b>                            |                         |           | (69-80) <b>C</b>  |                         |           |
| (55-68) <b>D</b>                            |                         |           | (55-68) <b>D</b>  |                         |           |
| (39-54) <b>E</b>                            |                         |           | (39-54) <b>E</b>  |                         |           |
| (21-38) <b>F</b>                            |                         |           | (21-38) <b>F</b>  |                         |           |
| (1-20) <b>G</b>                             |                         |           | (1-20) <b>G</b>   |                         |           |
| Not energy efficient - higher running costs |                         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           | England & Wales   | EU Directive 2002/91/EC |           |

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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# Pen y Ffrith , Llanrwst, LL26 0NY

## £1,180,000



### Property Description

A Rare Lifestyle Opportunity with Income Potential, Equestrian facilities and Breath-taking Views.

Tucked away in the heart of the idyllic Welsh countryside, this remarkable property presents a rare opportunity to embrace a peaceful rural lifestyle while generating a substantial income. Set within approximately 8 acres of land and enjoying spectacular views of Snowdonia and the rolling open countryside, this captivating residence comprises a characterful farmhouse, three charming holiday cottages and static caravan.

There is ample parking for the Cottages and main residence as well as extensive outbuildings, comprising stables and two large barns. The holiday cottages—The Old Farmhouse, Dairy Cottage, and Stables Cottage—are beautifully maintained and each features its own private garden, offering guests a tranquil retreat in a picturesque setting. The main residence, Pen Y Ffrith, is a spacious two-bedroom home that skilfully blends rustic charm with modern convenience. A generous sunroom bathes the interior in natural light, with views over the property’s field and panoramic vistas from the mountains of Snowdonia to the coast & Clwydian range beyond. The inviting lounge, complete with a multi-fuel stove, creates a cosy atmosphere, and the well-appointed kitchen adds a touch of contemporary style to this character-filled home. Upstairs, two comfortable double bedrooms and a family bathroom provide ample accommodation. A sizeable utility room, essential for managing the holiday lets, offers plentiful space for laundry and storage. There is also great potential to extend the property further, subject to the relevant planning permissions.

Outside Equestrian facilities comprise four stables, tack room, two barns & a large concrete yard. The stable block with tack room and the smaller barn have both had new roofs. The land is of good quality grazing and well fenced. There is

access to the field from the stables and barns.

Located on a peaceful no-through road just five miles from the bustling market town of Llanrwst, and within easy reach of Betws-y-Coed and the adventure-packed Zip World attractions, this property is a gateway to Snowdonia National Park. It's a paradise for walkers, cyclists, climbers, and tourists alike—making it an ideal lifestyle investment in one of North Wales’ most scenic and sought-after regions.

Price to include contents of the holiday cottages.

### Tenure

Freehold. Title Numbers: CYM211394. CYM212490

### Council Tax & Rateable Value

Band E. £2,836.57 from 1st April 2025. Rateable Value. £8,500 with effect from 1st April 2023. Amount payable for 2025/2026 £1,207.00

### Services

Mains water and electricity are connected. Two septic tanks. LPG central heating system.

'Starlink' satellite broadband is available with a download speed of about 350 Mbps

### Pen Y Ffrith Framhouse

#### Utility Room

#### WC

#### Kitchen

#### Conservatory

#### Living Room

#### First Floor

#### Bedroom No: One

#### Bedroom No: Two

#### Bathroom

#### The Old Farmhouse

#### Entrance Porch

#### Hallway

#### Utility

#### Large Dining Kitchen

#### Living Room

#### First Floor

#### Bedroom No: One

#### Bedroom No: Two

#### Bedroom No: Three

#### Family Bathroom

#### Dairy Cottage

#### Entrance Hall

#### Open Plan Lounge/Dining/Kitchen

#### Bedroom No: One

#### Bedroom No: Two

#### Bathroom

#### Stables Cottage

#### Entrance Hall

#### Lounge/Kitchen/Diner

#### Bedroom No: One

#### Bedroom No: Two

#### Bathroom

#### Viewing

Please note that this is a holiday let business and viewings may have to be over more than one session in order to view all properties. Please contact us to arrange.

#### Accounts

Accounts are available to bonafide enquiries.

