



JONES PECKOVER

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Nant Yr Eithen, Llandderfel, Bala, LL23 7RH

- Stunning Rural Cottage with Land
- 3 Double Bedrooms
- Unrivalled views of the abutting countryside
- Spring Water Supply
- Approximately 2.97 Acres
- Exceptionally private and peaceful location
- Oil Fired Central Heating
- The Barn alongside the Property Not included

This detached 3 bedroom rural cottage, set within the renowned Snowdonia National Park, occupies an exceptionally private and peaceful location within the heart of completely unspoiled countryside and boasts unrivalled views from all principal rooms.

Nestled on the outskirts of the picturesque village of Llandderfel and approached via a lengthy forestry track, this charming three-bedroom cottage offers a unique opportunity for those seeking a tranquil rural lifestyle. Set within just under three acres of land, the property boasts stunning views of the surrounding countryside, making it a perfect retreat for nature lovers and those with smallholding or equestrian interests.

The cottage features a welcoming reception room with an inglenook fireplace housing a multifuel stove and there is also a spacious kitchen with dining area to the ground floor. To the first floor are three well-proportioned double bedrooms together with a spacious shower room.

This smallholding presents a wonderful opportunity for those interested in rural living, with the potential for various outdoor pursuits or simply enjoying the expansive grounds.

With its idyllic setting and charming features, this cottage in Llandderfel is a rare find and perfect for those looking for unrivalled privacy and tranquillity.

THE ACCOMMODATION

An entrance porch gives access to:

LIVING ROOM

17'6" x 15'0" (5.342 x 4.587)

Dual aspect room with stunning views, inglenook fireplace housing a multi-fuel stove, beamed ceiling, understairs storage, timber external door giving access to gardens.

KITCHEN

17'6" x 10'3" (5.342 x 3.149)

Fitted with a range of base and wall storage units, ample working surfaces, inset sink unit with mixer taps, void and plumbing for washing machine, inset 4 ring gas hob with extractor hood over, built-in oven and grill, quarry tiled flooring, beamed ceiling.

FIRST FLOOR LANDING

Window to rear elevation.

BEDROOM 1

15'3" x 10'4" (4.671 x 3.168)

Window to front elevation with glorious views.

BEDROOM 2

10'6" x 9'6" (3.218 x 2.900)

Window to front elevation with stunning views.

BEDROOM 3

10'4" x 9'0" (3.155 x 2.756)

Window to rear elevation with woodland views.

SHOWER ROOM

9'5" x 6'10" (2.889 x 2.101)

Spacious shower cubicle, pedestal wash hand basin, low flush wc, storage cupboard, window to rear elevation.

GARDENS AND LAND

The property is approached via a lengthy forestry track, gated access opens to a parking and turning area and the enclosed gardens are mainly laid to lawn. The single paddock abuts the gardens, is gently sloping and well fenced and in all the property amounts to approximately 2.97 acres.

SERVICES

Mains electricity, private water supply, private drainage, oil fired central heating.

IMPORTANCE NOTICE (D)

None of the services, fittings or appliances (if any), heating installations, plumbing or electrical systems have been tested and no warranty is given as to their working ability. Interested parties should satisfy themselves as to the condition and adequacy of all such services and or installations prior to committing themselves to a purchase.

MISREPRESENTATION ACT (D)

Messrs Jones Peckover for themselves and for the vendors or lessors of this property whose agents they are give notice that:- 1. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by



inspection or otherwise as to the correctness of each of them. 3. No person in the employment or Messrs Jones Peckover has the authority to make or give any representation or warranty whatever in relation to this property.

MONEY LAUNDERING (D)

The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photographic Driving Licence and a recent Utility Bill.

COUNCIL TAX BAND D

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





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