



Bryn Derwen  
Llanrwst LL26 0PT

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& COMPANY

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IWAN M WILLIAMS  
ESTATE AGENTS • GWERTHWYR TAI

# Bryn Derwen

Llanrwst LL26 0PT

£1,950,000

Bryn Derwen is set in 14 acres provides a wonderful opportunity to acquire a period residence for private occupation or as a unique business venue and with consent for use as a hotel and restaurant.

Constructed in approximately 1880 in an Italianate Victorian style the airy and light accommodation has been tastefully extended, decorated and well-appointed for its current use as a leading and renowned art gallery Ffin Y Parc. The space includes a coffee shop with a dining conservatory affording far-reaching views across the valley. The grounds include natural lawned areas and the tree-lined drive is underplanted with daffodils and snowdrops in the spring. The walled garden contains an abundance of soft fruit bushes and fruit trees and there are 7 acres of woodland within the estate.

The property occupies a prominent position in the Conwy Valley, on the A470, within three miles of Betws y Coed and within the boundaries of Snowdonia National Park. The A55 Expressway is within 25 minutes driving distance linking to the Northwest Motorway Network.

The property also affords three self-contained cottages furnished to a high standard and providing a valuable income stream throughout the seasons. There are seven letting bedrooms, six with en-suite facilities and there is spacious owners' accommodation and further outbuildings with scope for development.

The accommodation is heated by a biomass system which, with subsidies, provides heating and hot water at minimal cost.

Bryn Derwen offers a rare opportunity to secure a most individual and distinctive country house or hospitality business in the beautiful rural setting of the Conwy Valley.



## Location

Bryn Derwen lies approximately 1 mile south of the traditional market town of Llanrwst which provides a range of amenities. Betws Y Coed lies a further 3 miles south with a range of tourist shops, cafes and extremely popular with walkers and climbers. The property is also ideally located within the Snowdonia National Park with selection of outdoor activities which includes Zip World and Snowdonia Adventure Park.

The Accommodation Affords:  
(Approximate measurements only)

### MAIN HOUSE

#### Hallway Entrance

Reception Hall: 20'8" x 17'11" (6.31m x 5.48m)

Gallery: 17'8" x 18'1" (5.39m x 5.52m )

Dining Conservatory: 18'5" x 17'10" (5.62m x 5.44m)

Coffee Shop/Servery: 17'8" x 14'7" (5.4m x 4.47m)

Guest Lounge: 20'11" x 18'8" (6.38m x 5.71m)

Gallery/Music Room: 20'11" x 17'11" (6.39m x 5.47m)

#### Rear Hallway

#### Gents and Ladies W.C

Rear Private Kitchen Area:  
Passageway with external access onto rear courtyard and basement rooms.

Kitchen: 17'1" x 13'10" (5.23m x 4.24m )

Store/Walk-in Pantry: 7'7" x 6'0" (2.33m x 1.85m)

Laundry Room: 12'9" x 7'3" (3.91m x 2.22m)

#### Rear Lobby and Cloakroom:

Linen Store Room: 12'10" x 4'8" (3.92m x 1.44m)

Store Room: 11'5" x 15'2" (3.48m x 4.64m)

Art Store Room: 15'2" x 11'0" (4.64m x 3.37m)



Impressive ornate split staircase leading to upper floor level.  
Mezzanine level landing area with rear passage to private owners accommodation.

Main landing to guest bedrooms/suites.

Suite 1:

Sitting Room 5.5m x 4m

Bedroom 4m x 5.47m

En-Suite 4.83m x 1.63m

Bedroom 2: 17'11" x 14'9" (5.47m x 4.51m)

En-Suite 3.2m x 1.86m

Bedroom 3: 21'5" x 18'2" (6.53m x 5.55m)

To include En-Suite.

Bedroom 4: 17'8" x 14'9" (5.4m x 4.51)

En-Suite Bathroom 3.78m x 1.98m

**PRIVATE REAR ACCOMMODATION**

Self contained apartment.

Hallway

Breakfast Kitchen: 17'10" x 14'0" (5.46m x 4.28m )

Walk-in Pantry/Store: 10'6" x 5'11" (3.22m x 1.82m)

Lounge: 17'10" x 12'10" (5.44m x 3.93m )

Bedroom: 15'10" x 15'4" (4.85m x 4.68m)

Walk in dressing room/wardrobe with further access to -

En-Suite Bathroom 3.11m x 2m

**GARDEN/COURTYARD COTTAGES**

Within the courtyard arrangement of former outbuildings lies 3 converted holiday let cottages with an option for future development of another one (subject to necessary consent). Stylish, well presented self contained units offering one and two bedroom accommodation.

Garden Cottage 1 (1 Bed):

Front Entrance Porch

Reception Hall

Dining Kitchen 4.91m x 3m

Bathroom

Living Room and Bedroom 6.75m x 4.81 (Split level arrangement)



**Garden Cottage 2 (2 Bed):**

Entrance porch and small hallway

Bathroom 3.28m x 2m

Dining Kitchen 4.7m x 3.68m

Lounge 4.56m x 4.83m

First Floor - Small Landing

Bedroom 1 4.88m x 4.46m

Bedroom 2 4.7m x 3.63m

**Cottage 3 (1 bed studio apartment):**

Entrance porch

Small reception hall

Shower room 3.2m x 1.19m

Lounge/Kitchen/Dining Room 4.75m x 6.73m

First Floor

Bedroom 4.1m x 3.29m

**Outside:**

Set within 14 acres of beautifully maintained grounds with attractive walled garden with variety of fruit trees and bushes.

Tree lined long driveway, hardstanding for parking, beautifully lawned gardens and sun terrace. Natural woodland and fruit paddock.

**Tenure:**

Freehold with vacant possession upon completion.

**Rates:**

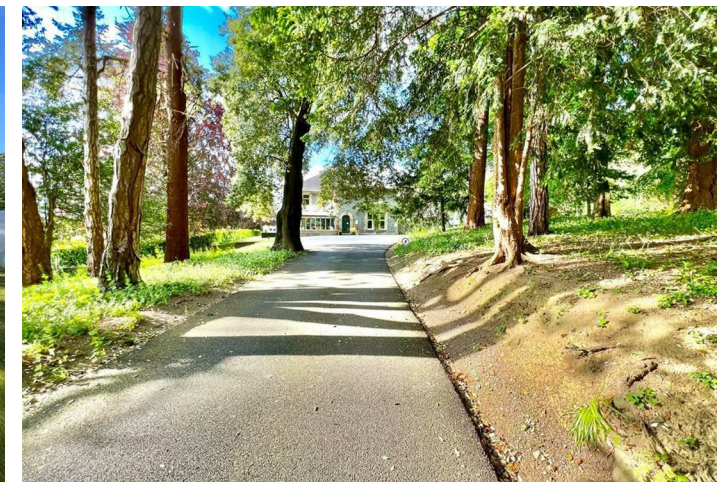
£14,000 - Main Residence

**Viewing Llanrwst**

By appointment through the joint agents Richard Baddeley, tel 01492 580 680, email [richardbaddeleyco@gmail.com](mailto:richardbaddeleyco@gmail.com) or Iwan M Williams, 5 Denbigh Street, Llanrwst, tel 01492 642551, email [enq@iwanmwilliams.co.uk](mailto:enq@iwanmwilliams.co.uk).

**Directions:**

From the historic market town of Llanrwst in the Conwy Valley, follow the A470 south of Llanrwst towards Betws Y Coed and Ffin y Parc will be viewed on the left hand side, clearly signposted.



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>92</b>	<b>92</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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## Iwan M Williams Estate Agents

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