



The Old Surgery, Mill Street, Betws Y Coed, LL24 0BB

Offers Over £270,000

Bedrooms: 3 | Bathrooms: 2 | Receptions: 2

The Old Surgery, Mill Street, Betws-y-Coed, Snowdonia (Eryri)

Nestled in the very heart of Betws-y-Coed, The Old Surgery is a charming Welsh cottage that effortlessly blends character, versatility and an enviable lifestyle setting. Positioned within walking distance of the vibrant village centre, yet enjoying peaceful river views to the rear, this is a rare opportunity to own a home in one of Snowdonia's most sought-after locations.

Currently run as a successful Airbnb holiday let, the property presents an outstanding lifestyle and investment opportunity in one of North Wales' most popular tourist destinations. Whether you choose to continue operating as a high-performing short-term rental in Betws-y-Coed or return it to a beautiful private residence (subject to consents) the flexibility is already built in.

Step inside and you'll find spacious, adaptable accommodation ideal as a primary residence, holiday home, or established Airbnb investment in Snowdonia.

Three generous double bedrooms, including a principal bedroom with ensuite shower room. Large open-plan kitchen / dining / lounge, the social heart of the home, perfect for entertaining after a day exploring the mountains. A separate living room offering superb flexibility, easily utilised as a fourth bedroom, home office, snug or playroom and a downstairs WC for added convenience

The layout lends itself beautifully to modern lifestyles, remote working in Snowdonia, hosting guests, or creating a multi-generational living space.

Riverside Setting & Outdoor Space

To the rear, the property enjoys elevated views overlooking the river, a constant, calming backdrop that defines life in Betws-y-Coed.

Imagine sitting at the picnic bench first thing in the morning, coffee in hand, listening to the gentle flow of the river as the village slowly wakes. Or in the evening, unwinding with a glass of something chilled, the sound of water and birdsong replacing the noise of everyday life. It's peaceful, grounding and exactly what people escape to Snowdonia for.

Externally the home continues to impress, A patio area spanning the entire front of the property, ideal for alfresco dining and social gatherings. A small grassed side garden and off-road parking to the rear, a true premium in this central village location and highly desirable for holiday lets in Betws-y-Coed

Living here places you in the centre of one of North Wales' most iconic tourist destinations. Betws-y-Coed town centre is just a short stroll away, offering independent cafés, traditional pubs, restaurants, outdoor retailers, galleries and everyday amenities.

The village sits within the breathtaking landscape of Eryri National Park (Snowdonia National Park), attracting visitors year-round for hiking, mountain biking, climbing and adventure tourism.

Nearby attractions include, The spectacular waterfalls of Swallow Falls, Woodland and cycling trails at Gwydir Forest Park, Thrilling adventures at Zip World Forest and the iconic peak of Yr Wyddfa.

Excellent road links via the A5 provide convenient access to Llandudno, Chester and the wider North West.

The Lifestyle & Investment Opportunity

Owning The Old Surgery is about more than acquiring a property, it's about embracing a lifestyle and securing a foothold in one of the UK's strongest holiday let markets.

Morning river walks - Coffee at the picnic bench - Adventures in Snowdonia - Evenings by the water with a glass in hand.

Whether you are searching for a property for sale in Betws-y-Coed, a Welsh cottage in Snowdonia with river views, or an established Airbnb investment in North Wales, this exceptional home delivers on location, flexibility, income potential and charm.

Central village living. River views. Off-road parking. Proven holiday let success.

Opportunities like this are exceptionally rare.

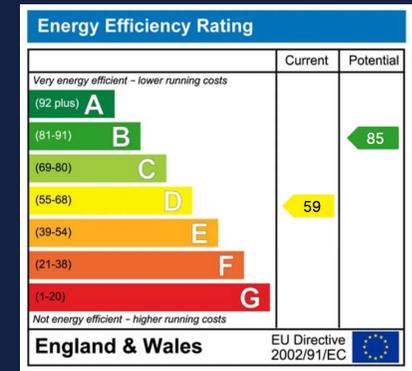
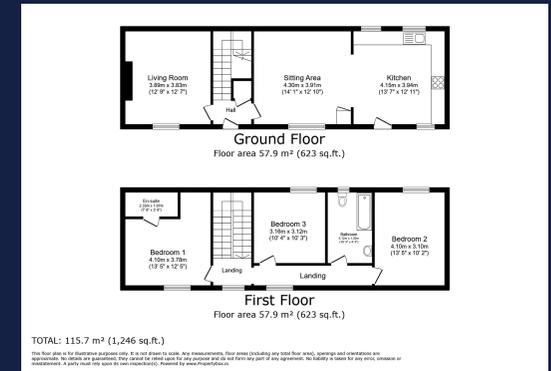
Tenure: Freehold

Property Type: Detached House

- 3 Double Bedroom Welsh cottage in central Betws-y-Coed
- Principal bedroom with ensuite shower room
- Additional reception room - Ideal 4th bedroom, office or playroom
- Spacious open-plan kitchen / dining / lounge - perfect for entertaining
- Currently operating as a successful Airbnb holiday let
- Riverside views to the rear, peaceful & private setting
- Central Heating, EPC
- Off-Road parking, highly sought after in Betws-y-Coed
- Walking distance to shops, cafés & amenities in Betws-y-Coed village centre
- Prime snowdonia (Eryri) location near swallow falls, Zip World Forest & the A5 Road Links







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