



Ty Mawr Gell

Llangernyw LL22 8RF

£785,000

A superb business and lifestyle opportunity located in an idyllic countryside setting, enjoying extensive views but within 10 minute car journey of the North Wales Coast.

VIEWING HIGHLY RECOMMENDED

Tenure: Freehold. EPC Rating - F. Council Tax Band - D.

A long established luxury glamping business together with a range of stone outbuildings, menage, approximately 2.25 acres of grazing land. Character 3 bedroom traditional stone farmhouse with additional 1 bedroom letting annex.

The farmhouse retains original character features throughout. The glamping business offers excellent income not only from the letting but also additional sales and services provided by the owners

Ty Mawr Gell and Woody's Glamping offers the ideal opportunity to escape to the countryside - to find out more and to have a fully immersive 360 degree tour of the accommodation, visit www.woodysglamping.co.uk



Tel: 01492 642551

<https://www.iwanmwilliams.co.uk>



Location

Situated in an idyllic rural setting within 7 miles of Colwyn Bay and the North Wales Coast, 8 miles of inland tourist resort of Betws y Coed.

The Accommodation Affords:
(approximate measurements only)

FARMHOUSE

Reception Hall:

Bespoke cloaks cupboards; tiled floor; stable side door.

Laundry Room:

12'5" x 10'7" (3.79m x 3.23m)

Belfast sink with worktop surround; plumbing for automatic washing machine; space for dryer; range of shelving; freezer/fridge storage area; vaulted ceiling.

Cloakroom:

Low level WC.

Farmhouse Kitchen:

14'0" x 10'9" (4.27m x 3.3m)

Feature inglenook former fireplace housing Rayburn and storage shelving, timber oak intel over; single drainer sink; plumbing for dishwasher; gas hob; peninsular base units and breakfast bar; electric oven; balustrade staircase leading on to half landing level; radiator.

Dining Room:

9'10" x 8'10" maximum (4.8m x 4.21m)

Open rafter ceiling; radiator; sealed unit double glazed windows overlooking front and rear elevation; wall lights.

Lounge:

14'11" x 15'8" (4.56m x 4.8m)

Oak flooring; cast iron glazed fronted log burning stove on slate hearth; two sealed unit double glazed windows overlooking front; radiator; TV point; telephone point; stable side door.

FIRST FLOOR

Landing:

15'8" x 8'10" maximum (4.8m x 2.71m maximum)

Sky light; radiator; exposed 'A' frame roof timbers; wall lights; radiator.

Bedroom 1:

12'3" x 12'3" (3.75m x 3.75m)

Range of bespoke wardrobes along one wall. Velux window and sealed double glazed window. Vaulted ceiling, exposed roof timbers, radiator.

Bathroom:

12'5" x 6'2" (3.79m x 1.89m)

Roll top bath, wash basin with bespoke timber stand, mixer taps, low level w.c. shower enclosure with glazed door; wall lights; exposed roof timbers.

Bedroom 2:

6'2" x 14'11" (1.9m x 4.56m)

Radiator; sealed unit double glazed window; wall lights.

Bedroom 3:

7'9" x 9'0" (2.37m x 2.75m)

Built-in wardrobes; sealed unit double glazed window overlooking front; telephone point.

HOLIDAY LET COTTAGE / ANNEX

Rear Hallway:

Built-in shelving and linen store cupboard; radiator; tiled floor; cloak hooks.

Dining Kitchen:

15'10" x 8'1" (4.83m x 2.47m)

Fitted base and wall units with solid timber worktops; integrated oven; single drainer sink with mixer tap; peninsular breakfast bar; sealed unit double glazed window; integrated fridge/freezer. Breakfast area with uPVC double glazed door leading onto side garden enjoying views; plumbing for automatic washing machine; polycarbonate roof.

Lounge

15'1" x 11'8" (4.62m x 3.56m)

Radiator; TV point; timber panelling to dado level; uPVC double glazed French doors leading into:

Conservatory:

9'1" x 8'2" (2.77 x 2.49)

Sealed unit double glazed windows, twin doors leading onto rear garden; enjoying extensive views.

Shower Room:

8'0" x 4'7" (2.45m x 1.42m)

Shower enclosure, low level w.c. and vanity wash basin; chrome heated towel rail.

Bedroom 1:

11'1" x 11'10" (3.39m x 3.61m)

Sealed unit double glazed window overlooking side; timber panelling to dado level; radiator; covered ceiling.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	37	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way of for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendor are to become under any liability or claim in respect of their contents. The Vendor does not hereby make or give or do the Agents nor does the Partner of the Employee of the Agents have any authority as regards the property of otherwise. Any prospective Purchaser or Lessee or other person in any way interested in the property should satisfy himself by inspection or otherwise as to the correctness of each statement contained in these Particulars. In the event of the Agent supplying any further information or expressing any opinion to a prospective Purchaser, whether oral or in writing, such information or expression of opinion must be treated as given on the same basis as these particulars.

Iwan M Williams Estate Agents

5 Denbigh Street
Llanrwst
Conwy
LL26 0LL

Tel: 01492 642551
Email: enq@iwanmwilliams.co.uk
Web: <https://www.iwanmwilliams.co.uk>

