

Cwm Celyn

Betws Y Coed LL24 0HZ

IWAN M WILLIAMS
ESTATE AGENTS • GWERTHWYR TAI

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£475,000

A rare opportunity to acquire a versatile detached former farmhouse together with converted and renovated outbuilding, standing within its own secluded grounds in a truly outstanding woodland setting.

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



Cwm Celyn is approached up a three mile forestry track on the outskirts of Betws-y-Coed towards the Lledr Valley, enjoying a peaceful and highly private position surrounded by mature woodland and natural scenery.

The property offers spacious and adaptable accommodation which could suit a large family home, multi-generational living or potential ancillary letting accommodation, subject to any necessary consents. The accommodation retains a wealth of original character and charm throughout including exposed stone walls, beamed ceilings, slate flagged and quarry tiled flooring together with feature fireplaces and a traditional inglenook with wood burning stove.

Sympathetically improved whilst retaining its historic appeal and benefits from solar panels, double glazing and a combination of modern and traditional fittings. The extensive accommodation provides a flexible layout with potential for a self-contained annex arrangement if required.





Location

Cwm Celyn enjoys a truly secluded setting, located deep within a forest environment approximately three miles along a forestry track on the outskirts of Betws-y-Coed towards the renowned Lledr Valley. Occupying an elevated position amidst extensive woodland, the property commands a delightful natural setting with surrounding forestry, mature trees and unspoilt countryside scenery.

The Accommodation Affords:
(Approximate measurements only)

Entrance Hall
Timber front door leading to Lounge.

Lounge 11'10" x 15'1" (3.62m x 4.62m)
Feature deep recessed inglenook fireplace with cast iron log burning stove, oak lintel over, black and red tiled flooring, double panel radiator, beamed ceiling, double glazed window overlooking front, doorway leading to inner lobby with double glazed window, tiled floor, built-in storage cupboard.

Bathroom 11'0" x 5'2" (3.36m x 1.58m)
Roll top bath with shower above, pedestal wash handbasin, high level w.c. ladder style towel rail, wall tiling, extractor fan.

Kitchen 13'0" x 12'9" (3.98m x 3.89m)
Fitted base and wall cupboards with solid oak worktops, inset porcelain Belfast sink, double drainer, breakfast bar, central island with slate worktop, cooking range, canopy extractor above, two double glazed windows overlooking rear and side and door leading to outside.

Dining Room and Utility area 21'5" x 10'7" (6.54m x 3.24m)
Double drainer sink and base units, space for fridge/freezer, plumbing for dishwasher, sky light windows, double panel radiator. Doorway leading to Sitting Room.

Sitting Room 17'10" x 13'1" (5.46m x 4.0m)
Two radiators, skylight windows, timber outer door and window.







Inner Lobby
Leading to walk-in storage cupboard and Laundry Room.

Laundry Room 9'1" x 5'4" (2.79m x 1.64m)
Tiled floor, bespoke built-in cupboards, low level w.c. vanity washbasin, plumbing for automatic washing machine, shelving.

Bedroom 1 13'11" x 9'6" (4.25m x 2.9m)
(plus mezzanine level over) with drop-down ladder, sky light and large window enjoying views on mezzanine level and window on lower level overlooking front and radiator. En-suite Shower Room; vanity washbasin, low level w.c. shower, ladder style heated towel rail, radiator.

First Floor Landing

Bedroom 2: 13'0" x 13'0" (3.98m x 3.98m)
Overlooking rear of the property; cast iron fireplace; radiator.

Bedroom 3: 12'0" x 8'1" (3.66m x 2.48m)
Radiator, double glazed window overlooking front.

Bedroom 4: 15'3" x 8'3" (4.67m x 2.52m)
Overlooking front of property, double glazed window, cast iron former fireplace surround, radiator, access to roof space, built-in cylinder cupboard.

Outside
The property stands within mature and established grounds with a variety of secluded garden areas, terraced seating areas, kitchen garden, pond and natural woodland surroundings. There is also a useful stone built workshop/store together with ample parking and turning areas.
Workshop / Store (4.72m x 3.1m) with power and light connected, stable door, wood burning stove.

Services
Mains electricity, private drainage, private water supply (filtration system installed) Solar panels.







Viewing

Strictly by appointment through the agents Iwan M Williams, 5 Denbigh Street, Llanrwst, tel 01492 642551, email enq@imwestates.com

Please note that access to the property is strictly by prior arrangement with the agents. Interested parties will be escorted to the property, as the forestry gates are frequently locked and unrestricted access is not permitted. Gates may be locked at various times throughout the day and visitors entering unaccompanied may be unable to exit the forest.

Proof Of Funds

In order to comply with anti-money laundering regulations, Iwan M Williams Estate Agents require all buyers to provide us with proof of identity and proof of current residential address. The following documents must be presented in all cases: IDENTITY DOCUMENTS: a photographic ID, such as current passport or UK driving licence. EVIDENCE OF ADDRESS: a bank, building society statement, utility bill, credit card bill or any other form of ID, issued within the previous three months, providing evidence of residency as the correspondence address.

Council Tax

Band F.

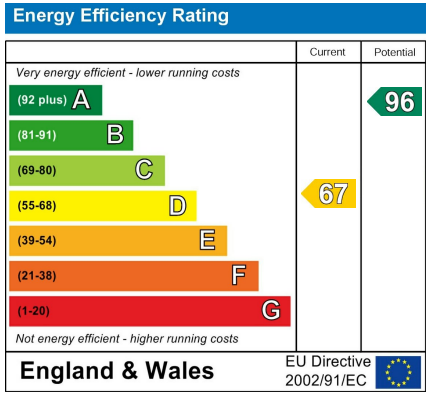
Directions

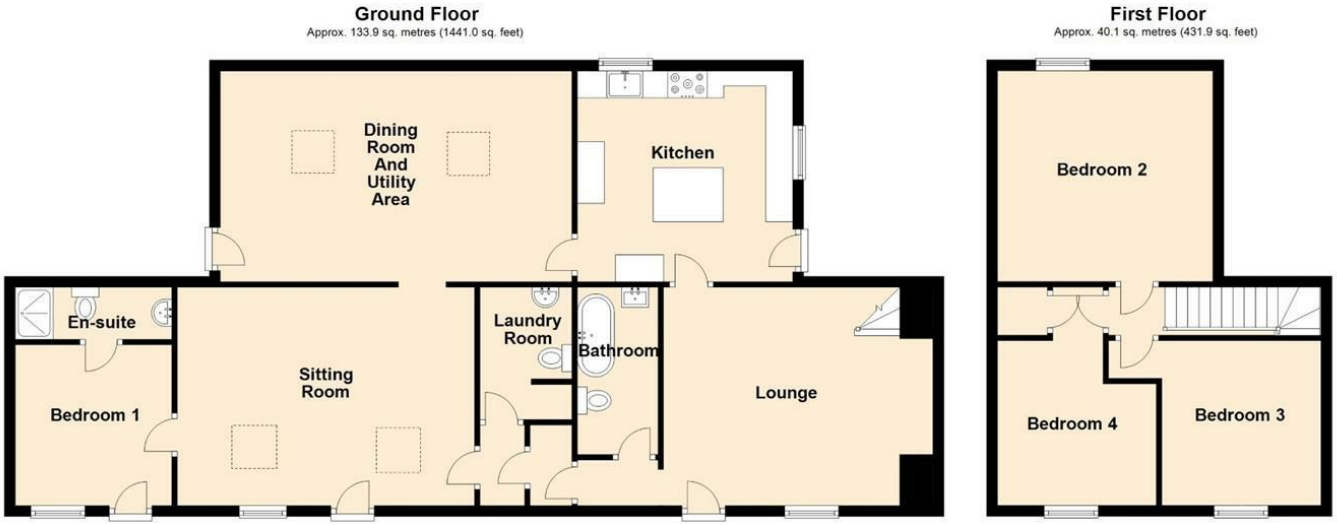
“The property is located in a remote woodland setting known as ... alternate.cowering.nobody (What3words)

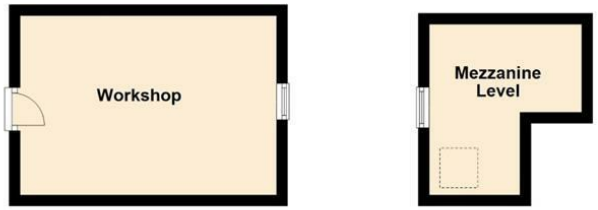












Total area: approx. 174.0 sq. metres (1873.0 sq. feet)

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 option must be treated as given on the same basis as these particulars.

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