



Coedfa and Coedfa Bach
Betws Y Coed LL24 0SG

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£1,250,000

Set in an elevated and commanding position on the outskirts of the village, within the heart of Snowdonia National Park, this impressive country residence enjoys breathtaking views across the surrounding valley and towards the iconic Waterloo Bridge.

Tenure: Freehold. EPC rating E. Council Tax Band - G.

Beautifully improved and upgraded over the years, the property offers a substantial, characterful main house complemented by a charming attached two-bedroom cottage for holiday letting, extended family or guest accommodation.

Approached via a generous gravelled forecourt providing ample parking, the house immediately impresses with its handsome stone elevations, ivy-clad façade and welcoming arched entrance. The setting is picturesque, framed by mature trees and landscaped gardens that gently wrap around the property.

The main residence offers spacious and well-appointed accommodation, enhanced by quality fixtures and fittings throughout. Internally, the home perfectly balances period charm with modern comfort. A superb country kitchen features bespoke cabinetry, traditional range cooker, creating a warm and sociable heart to the home. Elegant reception rooms enjoy high ceilings, feature fireplaces and a wonderful sense of character, ideal for both relaxed family living and entertaining.

Upstairs, generously proportioned bedrooms include delightful period details such as exposed beams and vaulted ceilings, with attractive views over the gardens and surrounding countryside. The bathrooms are well-appointed, in keeping with the overall quality of the property.

The attached cottage is equally appealing, offering two bedrooms and comfortable living accommodation, making it perfectly suited for holiday letting in this highly desirable National Park location or for independent guest accommodation.



Location

The landscaped gardens are a particular highlight. Rolling lawns, mature shrubs and colourful planting provide year-round interest, while seating areas and terraces offer wonderful vantage points from which to enjoy the scenery. The property's elevated position ensures privacy and spectacular outlooks, creating a true sense of retreat whilst remaining within convenient reach of local amenities.

Betws Y Coed is situated within the Snowdonia National Park, surrounded by woodland and forest in a area of outstanding national beauty and where the tributaries of the River Conwy, Llugwy and Lledr meet. The spectacular Swallow Falls and Conwy Falls are nearby.

This is a superb character country house in an enviable Snowdonia setting — offering space, versatility and lifestyle appeal in equal measure.

The Accommodation Affords:
(Approximate measurements only)

Outer Vestibule:

With original slate tiled floor, vaulted ceiling, wall oak panelling. Convector heater.

Dining Kitchen: 17'1" x 13'9" (5.21m x 4.21m)

Bespoke 'Smallbone' Kitchen comprising base and wall units with granite worktops over and splash backs, Twin Porcelain white sink with gunmetal mixer tap. Plate and spice rack, wall display cupboards. Recessed former fireplace with substantial slate lintel over housing gas fired 'AGA' with mosaic inset tiling. 'Amtico' flooring. Concealed lighting. Double panelled radiator. French doors to side garden and patio. Electric gate release intercom system. There is a central cooker point for island if required.

Inner Reception Hall:

Feature balustrade and spindle staircase leading off to first floor level. Large window to rear elevation at half landing level. Understairs storage cupboard and storage area. Picture rail. Radiator.

Living Room: 19'11" x 17'7" (6.09m x 5.38)

Sash windows to front elevations with side shutter panelling. Green marble fireplace surround. Stained floorboards, picture rail and coving. Double panelled radiators.

Sitting/ Dining Room: 21'10"x 19'8" (6.68x 6)

Marble 'Adam' style fireplace surround with cast iron inset and slate hearth, coved ceiling. Door to outer reception. Two windows overlooking front with shutters to either side. Interconnecting door to living room.

Doorway from Main Reception Hall leads to Study and boiler room/utility room.

Study: 17'0" x 8'9" (5.2 x 2.67)

(L-shaped) plus doorway. Fitted range of office units including corner desk and range of book shelving and display units. Slate floor. Radiator. Spot lighting. Telephone point (ISPN). Window to rear elevation. Connecting door leads to cottage.

Boiler/Utility Room:

Floor mounted 'Worcester' boiler. Plumbing for automatic washing machine. Wall mounted 'Potterton Profile' central heating boiler.

First Floor

Landing:

Double panelled radiator.



Bedroom 1: 19'8" x 11'2" (6 x 3.41)

Sash windows to front elevation views. R.V. point. Vaulted ceiling with exposed beams. High level 'Mistral' gallery with drop down ladder providing storage area and overlooking the bedroom. Archway leading to En-suite Bathroom and Dressing Room.

Bathroom:

Corner bath with chrome shower adapter over, mixer tap. Attractive high level W.C. Wall tiling. Recessed former fireplace. Pedestal wash hand basin.

Dressing Room: 6'6" x 10'5" (2 x 3.2)

Window overlooking front. Range of hanging space, radiator, wall lights. There is automatic detectors lighting located within the en-suite bathroom and dressing area.

Bedroom 2: 17'2" x 19'8" (5.25 x 6)

Having attractive 'A' frame roof timbers. Double panelled radiator. Stained floors. Views over Waterloo Bridge.

Bedroom 3: 17'0" x 13'7" (5.2 x 4.16)

Stained floorboards. 'Adam' style timber surround fireplace with cast iron inset, slate hearth. Window to rear elevation. Double panelled radiator. Recessed storage cupboard and shelving. Vaulted ceiling.

Bedroom 4: 13'10" x 17'0" (4.22m x 5.2)

With en-suite shower cubicle with mains shower, low level W.C. and wash basin, mosaic tiling, 'Amtico' flooring. Painted floorboards. Double radiator. Mock cast iron fire place surround with tiled hearth and inset. Radiator.

Bathroom:

Four piece 'Sanitan' suite comprising panelled bath with arched recess over and side display shelving with inset spotlighting. High level W.C., corner shower cubicle with mains shower, Pedestal wash hand basin. Wall mounted mirror, fitted cupboard with shelving.

Self-contained Cottage

Covered Entrance:

Timber and glazed door leading to:

Entrance Hall

Dado rail, radiator, Window to side elevation, original slate flooring. Connecting door to main house. Staircase to first floor.

Cloakroom:

High Level W.C., radiator, wash basin. Recess housing 'Baxi' central heating boiler and radiator. Slate floor.

Living Room: 14'11" x 14'9" (4.56 x 4.5)

including feature deep inglenook stone fireplace with slate lintel over and hearth housing multi fuel stove. Double glazed french windows to front elevation. Sash window to side garden. Two double panelled radiators. Slate Floors. Built in recessed cupboard. Beamed Ceiling.

Breakfast Kitchen: 9'10" x 11'9" (3 x 3.6)

Porcelain sink with wooden worktop and drainer. Rustic brick plinths. Space for fridge. Plumbing for washing machine. Gas cooker point. Slate floor. Double panelled radiator. Window to side elevation. Recessed shelving. Feature slate floors and original recessed fireplace and grate.

First Floor

Landing:

Recessed cupboard and access to roof space. Radiator. Stained floorboards.

Bedroom 1: 13'8" x 12'11" (4.19 x 3.96)

Overlooking garden lawns and Lledr Valley. Two radiators. Beamed ceiling. Feature fireplace. Wooden floorboards. T.V. point. Feature vaulted ceiling.



Bedroom 2: 9'1" x 9'10" (2.79 x 3)

Stained floorboards. Beamed ceiling and inset spotlighting. Recessed former fireplace with slate lintel over. Exposed stone wall to one side. Radiator. Window to side elevation.

Bathroom:

Three piece suite comprising panelled bath with mixer tap shower above, pedestal wash hand basin, low level W.C. Radiator. wall tiling. Shaver and light point. Beamed ceiling. Inset spotlighting.

Outside:

The property is set in large grounds comprising split level garden to side and front. Gravelled driveway with large parking. stone boundary to front and views. Side seating area with specimen planting. The gardens have been improved and landscaped in recent years.

Services:

Mains water, gas and electricity are connected to the property. Gas central heating system.

Viewing Llanrwst

By appointment through the agents Iwan M Williams, 5 Denbigh Street, Llanrwst, tel 01492 642551, email enq@iwanmwilliams.co.uk

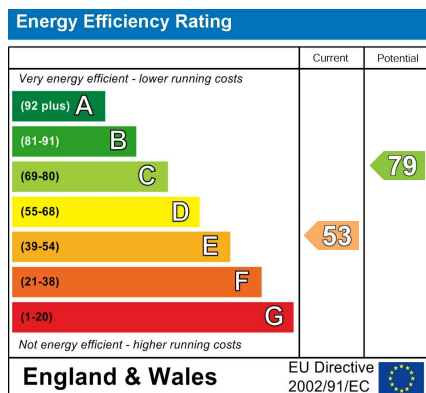
Directions:

From the village of Betws Y Coed, travel along the A5 over the Waterloo Bridge in a southerly direction, take first level to the A470 signposted Llanrwst, passing the waterfall on the right hand side. Take the next driveway on the right and the property will be viewed overlooking the bridge.

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.





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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