# Town & Country
Estate & Letting Agents

## Cwm Hwylfod , Cefn Ddwysarn, LL23 7LN

## Offers In The Region Of £649,500

Located on the outskirts of the hamlet of Cefn Ddwysarn, near the market town of Bala and within the breathtaking surroundings of Eryri (Snowdonia) National Park, this beautifully presented detached farmhouse with land and outbuildings seamlessly blends traditional character with modern comforts.

The spacious 17th Century Farmhouse accommodation has been thoughtfully arranged for both everyday living and entertaining, with welcoming reception areas that provide the perfect setting for relaxing with family and friends. Each of the five bedrooms offers a tranquil haven, enjoying delightful views of the surrounding countryside and providing ample space for personalisation. To the outside there is a good range of stone outbuildings ideal for keeping livestock or various hobbies. Surrounded by grounds and paddocks extending in total to around 8.8 acres, this property is ideal for those with agricultural interests and for keeping animals.

Occupying an enviable rural setting, the property is surrounded by the spectacular landscapes of North Wales, where rolling hills, open countryside and unspoilt scenery are quite literally on the doorstep. The nearby town of Bala offers an excellent range of local amenities, while the renowned Bala Lake provides opportunities for sailing, paddleboarding, fishing and a variety of watersports. The area is also a paradise for walkers, cyclists and outdoor enthusiasts, with countless trails, mountains and beauty spots to discover throughout the national park.

Whether you're searching for a substantial family home, a peaceful lifestyle change, or a charming holiday retreat, this exceptional cottage offers a rare opportunity to embrace the very best of rural Welsh living in one of the region's most scenic locations.

## Directions

From our Oswestry office proceed out of the town towards Llangollen. Follow this road through Llangollen signposted Corwen and Bala. Continue along passing through Corwen following sings for Bala. At the traffic lights turn right and head towards Bala. Continue along until reaching the small hamlet of Cefn Ddwysarn. Take the first right here and follow the road along for a short while before observing a no through road on the left. Turn left here and follow the signs around to the right for Cwm Hwylfod. Follow the lane for approximately 3/4 of a mile where the property will be found on the right hand side. What three words are:- remembers.circus.projects

## Location

## Accommodation Comprises

### Porch

Featuring an attractive slate floor and two side aspect windows with decorative stained glass, adding to the character and charm of the accommodation.

### Hallway

Providing access to the front of the property, this area features attractive quarry tiled flooring, exposed ceiling beams, and stairs rising to the first floor. The hallway opens onto the kitchen and the sitting room.

### Sitting Room 10'11" x 17'1" (3.35m x 5.23m)

A charming reception room featuring windows to the front and rear elevations, including a front window with an attractive window seat. Beautiful exposed beams to the walls and ceiling enhance the property's character, while an Aga log burner set on a quarry tiled hearth with a substantial timber beam over creates a striking focal point. Further benefits include wooden flooring throughout, wall lighting, and a radiator.

### Kitchen/Dining Room 16'3" x 18'4" (4.97m x 5.61m )

A generously proportioned farmhouse-style kitchen which is fitted with a range of solid oak base and wall units with work surfaces over, incorporating a 1½ bowl sink with mixer tap and plumbing for a washing machine. Appliances include a Rangemaster electric oven with ceramic hob and extractor hood over, together with an integrated fridge freezer. A traditional, non-working Aga provides an attractive focal point, enhancing the

room's character. The dining area features quarry tiled flooring, whilst the kitchen benefits from slate flagged flooring. Further features include a breakfast bar, exposed beamed ceiling, wall lighting, and a useful understairs storage cupboard. A door leads to the rear hallway and further accommodation.

## Additional Photo

## Additional Photo

## Rear Hallway

Featuring a quarry tiled floor beautiful exposed structural timbers, this area benefits from a radiator and a rear aspect window providing natural light. A door provides access to the rear of the property, with a cloakroom conveniently located off the hallway.

## Cloakroom

The cloakroom has a window to the side, low level w.c., wall mounted wash hand basin, radiator and a quarry tiled floor.

## Lounge 14'11" x 18'4" (4.56m x 5.61m )

A good sized reception room ideal for family gatherings having dual-aspect windows to the front

and side, with an additional window to the rear, provide excellent natural light. The room features a wooden floor, two radiators, an attractive beamed ceiling, and a characterful inglenook fireplace with an inset log-burning stove. A quarry-tiled hearth and substantial oak mantel beam complete this charming focal point.

## Additional Photo

## Additional Photo

## First Floor Landing

A window to the front elevation provides natural light, complemented by a radiator. The landing benefits from a useful linen cupboard and access to the roof space via a loft hatch. Doors leads to two bedrooms and the bathroom and gives access to the rear landing.

## Bedroom One 11'5" x 10'10" (3.48m x 3.32m )

Featuring a window to the front aspect with a deep window sill, this room benefits from wooden flooring, a radiator, and a useful built-in cupboard providing additional storage.

## Bedroom Two 18'4" x 13'3" (5.61m x 4.05m)

A bright dual-aspect room featuring windows to the front elevation with deep window sills, allowing an abundance of natural light. The room also benefits from a useful built-in cupboard and further access to the roof space.

## Bathroom 11'3" x 6'0" (3.43m x 1.83m )

Fitted with a white suite comprising a wash hand basin, WC, and panelled bath with mixer taps, shower head and a Mira electric shower. The room features part-tiled walls, vinyl flooring, and a useful linen cupboard. A rear aspect window with deep sill provides natural light, complemented by a radiator.

## Rear Landing

A bright and spacious area featuring two windows to the rear elevation, a radiator, and a staircase leading to the loft room.

## Second Bathroom 7'4" x 5'8" (2.26m x 1.73m)

Fitted with a white suite comprising a panelled bath with mixer tap and shower attachment, WC, and wash hand basin. The bathroom also benefits from a side aspect window, radiator, vinyl flooring and a shaver light.

## Bedroom Three 13'10" x 13'4" (4.22m x 4.06m )

A dual-aspect bedroom with windows to the front and side elevations currently unfinished and requiring plastering and painting. The room also benefits from a range of built-in wardrobes providing excellent storage.

## Bedroom Four 12'10" x 9'6" (3.92m x 2.91m)

Featuring a window to the front aspect, this area benefits from a radiator and a wash hand basin set within a vanity unit. Useful understairs cupboards provide additional storage.

## Bedroom Five 14'9" x 11'0" (4.50m x 3.35m )

A window to the front aspect provides natural light, complemented by a radiator. Access to the loft space is provided via a door located on the staircase.

## Utility Room 12'1" x 19'4" (3.69m x 5.91m)

Adjoining the main house, this area benefits from a window and door to the front elevation, providing convenient access.

## Loft Room 18'11" x 12'9" (5.78m x 3.90m)

The loft room is located above the boiler room and forms part of the main house. The access to this room is via a doorway off the lane.

## To The Outside

The property and outbuildings are accessed from the lane through farm gates. The farmhouse has a yard area to the front that sweeps around to the rear of the barns located opposite the house.

## Gardens

The gardens run along the bottom side of the house and are predominantly laid to lawn, complemented by a generous paved patio area ideal for outdoor seating and entertaining. Raised flower beds provide attractive planting areas, adding colour and interest to the outdoor space. To the lower side of the property there is a pond and further lawned areas.

## Additional Photo

## Outbuildings

The property benefits from a range of stone and agricultural style steel framed outbuildings located just across from the farmhouse ideally situated for keeping animals and offering great storage.

### Stone Barn 10'11" x 7'8" (3.35m x 2.36m )

With a window to the rear and a door to the front.

### 'L' Shaped Stone Barn 22'8" x 38'2" (6.91m x 11.63m )

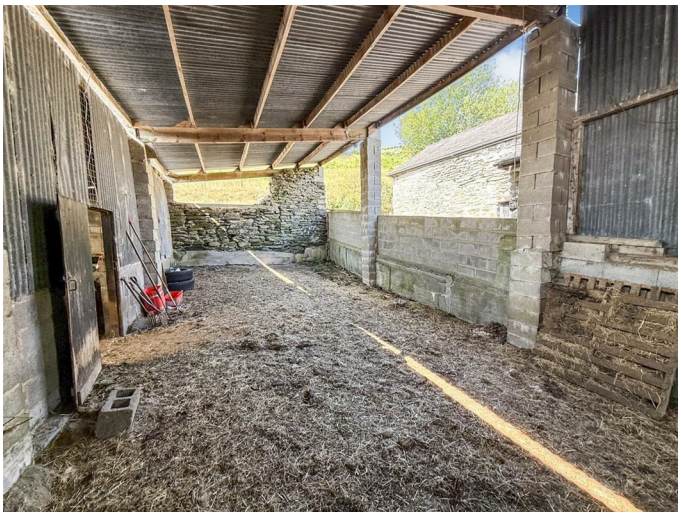
Window dual aspect windows to the rear and side, two windows to the front and a door to the front.

### Additional Photo

### Hay Barn & Lambing Shed 31'8" x 18'7" (9.66m x 5.68m )

A good sized space with access through to the second area. The second ares measures 6.25m x 13.42m and is split into various pens and holding areas. There is sliding doors to the side leading out to a second yard area giving access to the pig stys and further stone outbuildings.

### Additional Photo



### Additional Photo

### Stable One 17'2" x 7'10" (5.23m x 2.39m )

With manger.

## Stable Two 17'7" x 9'4" (5.36m x 2.85m )

With a feeding cratch and a yard area to the front.

## Pig Sty One 7'2" x 7'8" (2.19m x 2.35m )

## Pig Sty Two 7'2" x 7'8" (2.19m x 2.35m)

## Paddocks and Land

The property sits in a truly stunning location and is set within 8.8 acres of rolling fields that surround the property on two sides. The fields have good access to the lane and are well fenced.

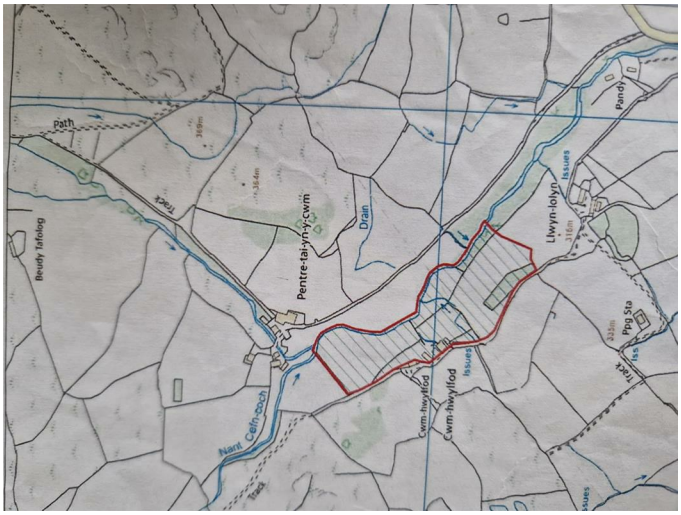
## Additional Photo

## Additional Photo

## Additional Photo

## Land Plan One

## Land Plan Two




## Views

## Services

The agents have not tested the appliances listed in the particulars.

## Tenure/Council Tax

We understand the property is freehold, although purchasers must make their own enquiries via their solicitor.

The Council tax is payable to Gwynedd Country Council and we believe the property to be in Band F.

## To Book a Viewing

Viewing is strictly by appointment, please call our sales office on 01691 679631 to arrange.

## Hours Of Business

Our office is open:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 2.00pm

## To Make an Offer

Town and Country recommend that a prospective buyer/tenant follows the guidance of the Property Ombudsman and undertakes a physical viewing of the property and does not solely rely on virtual/video information when making their decision. Town and Country also advise it is best practice to view a property in person before making an offer.
To make an offer, please call our sales office on 01691 679631 and speak to a member of the sales team.

## Town and Country Services

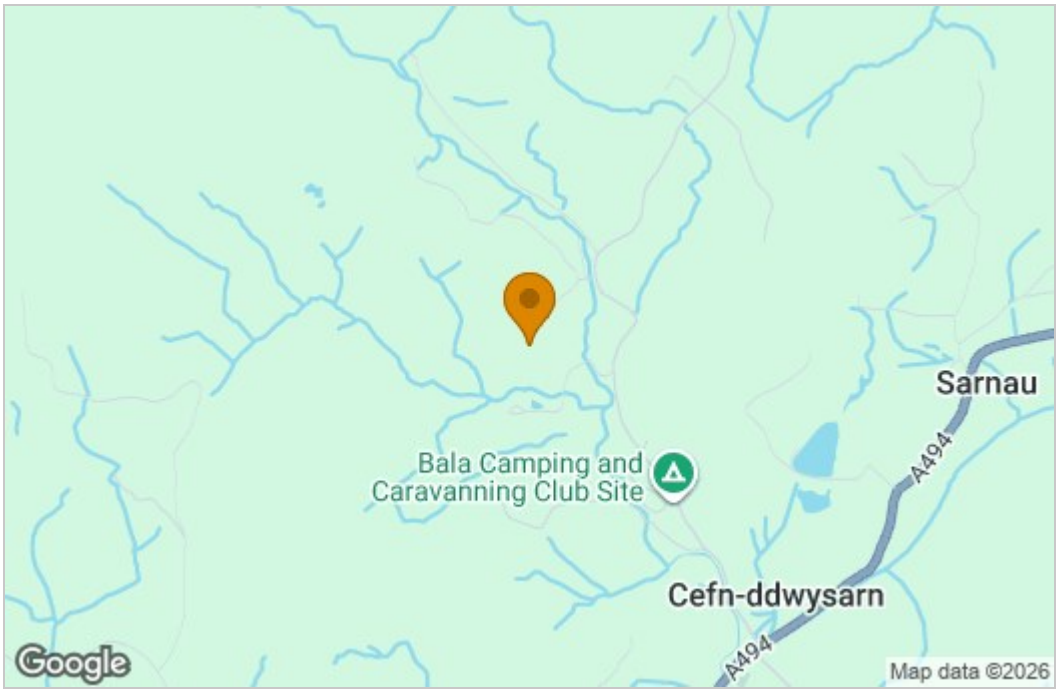
We offer a FREE valuation/market appraisal service from a trained representative with strong market knowledge and experience - We are a professional, independent company - We provide elegant, clear and concise brochures - Fully accompanied Viewings Available with regular viewing feedback - Full Colour Photography, including professional aerial photography when required - Full Colour Advertising - Eye catching For Sale Boards - Up-to-date buyer registration with a full property matching service - Sound Local Knowledge and Experience - State of the Art Technology - Motivated Professional Staff - All properties advertised on www.rightmove.co.uk, Zoopla, Onthemarket.com - VERY COMPETITIVE FEES FOR SELLING.

## Money Laundering Regulations

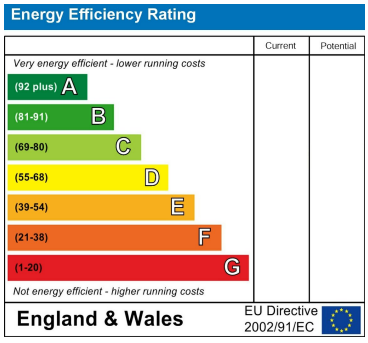
Once an offer is accepted, the successful purchaser will be required to produce adequate identification to prove the identity of all named buyers within the terms of the Money Laundering Regulations. Appropriate examples include: Photo Identification such as Passport/Photographic Driving Licence and proof of residential address such as a recent utility bill or bank statement.

## Floor Plan

## Area Map




## Energy Efficiency Graph




These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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