



Pen Y Frith

Camel, Llanrwst LL26 0NY



LARCH
PROPERTY

Pen Y Frith

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Combining scenic beauty, versatile facilities and business opportunity, this is a rare chance to secure a truly unique equestrian property set in the Welsh hills including 8 acres

Accommodation In Brief

Pen Y Frith Farm

- A truly unique opportunity to acquire a farmhouse, holiday let accommodation and equestrian facilities in beautiful surroundings.
- 2 bed farmhouse with kitchen/utility, living room and large conservatory.
- Two, 2-bedroom holiday cottages
- One 3-bedroom farmhouse holiday let
- Four stables & tack room
- Two large outbuildings
- Land totalling 8 acres





Description

Nestled in the heart of the idyllic Welsh countryside, this exceptional property offers a rare opportunity to enjoy a peaceful rural lifestyle while generating a strong and established income. Set within approximately eight acres of land and commanding breathtaking views towards Snowdonia and the surrounding rolling countryside, the property comprises a charming farmhouse, three beautifully presented holiday cottages, and a static caravan.

The grounds provide ample parking for both the main residence and the holiday cottages, together with a range of useful outbuildings including stables and two substantial barns.

The three holiday cottages—The Old Farmhouse, Dairy Cottage, and Stables Cottage are immaculately maintained and each benefits from its own private garden, creating a tranquil and private retreat for guests in this picturesque setting.

The main residence, is a spacious two-bedroom home that blends traditional character with modern comfort. A generous sunroom fills the interior with natural light and enjoys stunning views across the property's fields, stretching from the mountains of Snowdonia to the coastline and the Clwydian Range beyond. The welcoming lounge features a cosy multi-fuel stove, while the well-appointed kitchen provides a stylish and practical heart to the home.

Upstairs, the property offers two comfortable double bedrooms and a family bathroom. A large utility room, ideal for supporting the holiday letting business, provides excellent space for laundry and storage.

The property also offers significant potential for further development or extension, subject to the necessary planning permissions.

Gardens & Paddock Land

Equestrian facilities include four stables, a tack room, two barns and a large concrete yard, providing excellent space for equestrian use and storage. The stable block and tack room, together with the smaller barn, have both benefitted from recently replaced roofs. The land extends to approximately 8 acres of good quality grazing, is well fenced, and enjoys convenient access directly from the stables and barns.

Location

Situated along a peaceful no-through road just five miles from the thriving market town of Llanrwst, the property enjoys a tranquil yet highly accessible location. Betws-y-Coed and the renowned Zip World attractions are also within easy reach, placing this home at the gateway to Snowdonia National Park. The surrounding area is a haven for walkers, cyclists, climbers and outdoor enthusiasts, while its popularity with visitors makes it an exceptional lifestyle investment in one of North Wales' most picturesque and sought-after regions.





The Old Farmhouse





Stables Cottage



Dairy Cottage



Stables Cottage



Stables Cottage



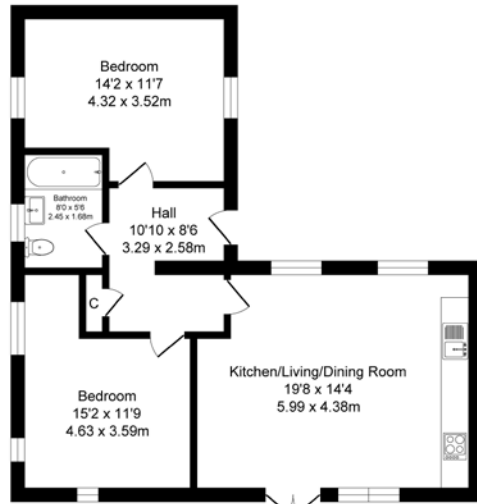
Dairy Cottage



Stables Cottage

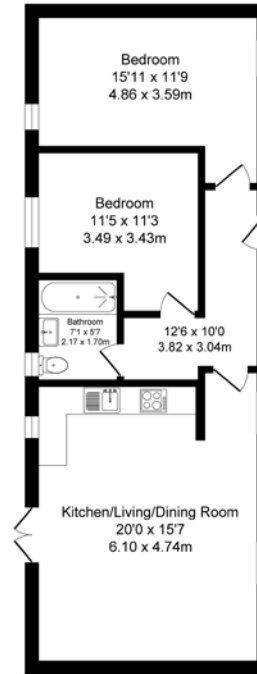
Floorplan

Total Approx Floor Area 1,448 sq ft (134.6 sq m)



Stables Cottage

Approx. Floor
Area 737 Sq.Ft
(68.5 Sq.M.)



Dairy Cottage

Approx. Floor
Area 711 Sq.Ft
(66.1 Sq.M.)



Approx Distances in Miles

Llanrwst 4.7m | Betws-y-coed 6.9m | Colwyn Bay 13.1m
Abergele 15.7m | Bangor 29.4m

Directions

Postcode: LL26 0NY

What3words: translate.album.losing

From Llanrwst town centre: Turn onto Denbigh St A548 (signposted Abergele). After about 3.5m turn right onto B5113 (signposted Pentrefoelas). After 1.3m turn left.

Pen y Frith is the second farm on your left, 0.4m along the lane.

Property Information

TENURE: Freehold

EPCS: Pen Y Frith Farm: E, Dairy Cottage: D, Stable Cottage: D, The Old Farmhouse: D

SERVICES: Mains water and electricity are connected. Two septic tanks. LPG central heating system.

'Starlink' satellite broadband is available with a download speed of about 350 Mbps

LOCAL AUTHORITY: Conwy County Borough Council

COUNCIL TAX BANDS: Band E. £2,085.86 (Dated March 2025)

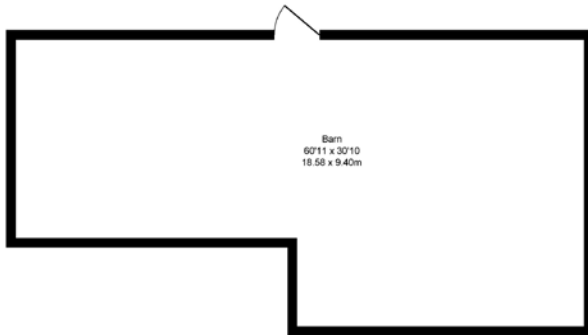
AGENT NOTES:

- Accounts are available to Bonafide enquires
- Price to include the contents of the holiday cottages

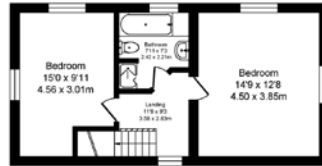


Floorplan

Total Approx Floor Area 9,922 sq ft (921.9 sq m)

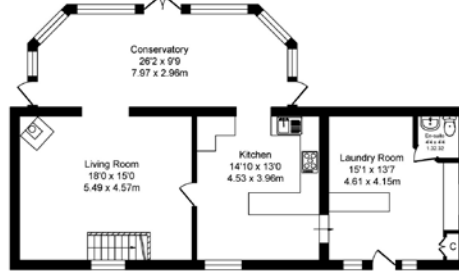


Outbuilding



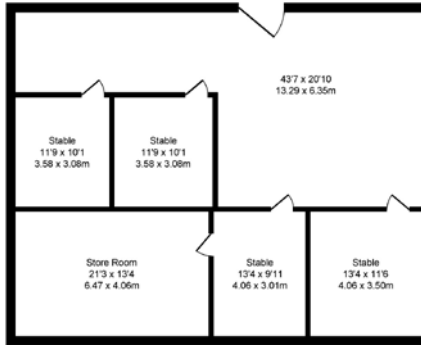
(Pen Y Frith Farm) First Floor

Approx. Floor Area 468 Sq Ft (43.5 Sq M.)

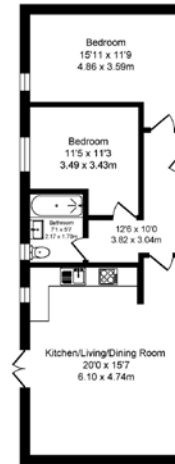


(Pen Y Frith Farm) Ground Floor

Approx. Floor Area 956 Sq Ft (88.8 Sq M.)

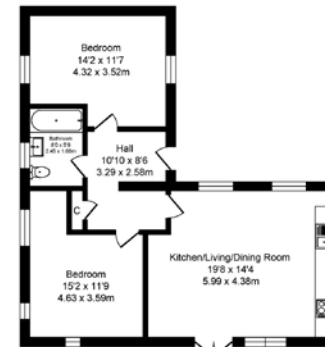


Outbuildings
Approx. Floor Area 6034 Sq Ft (560.6 Sq M.)



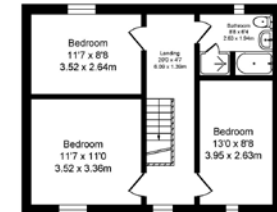
Dairy Cottage

Approx. Floor Area 711 Sq Ft (66.1 Sq M.)



Stables Cottage

Approx. Floor Area 737 Sq Ft (68.5 Sq M.)



(The Old Farmhouse) First Floor

Approx. Floor Area 497 Sq Ft (46.2 Sq M.)



(The Old Farmhouse) Ground Floor

Approx. Floor Area 519 Sq Ft (48.2 Sq M.)



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