



Gwern Y Genau , Bala, LL23 7PB
£995,000

Well, where do we start? This is a fabulous package of properties offering an abundance of opportunity limited only by the buyer's imagination.

Festival there is a traditional style Welsh farmhouse, recently refurbished an offering a mass of space. Also within the six acres of land is a bunkhouse building also offering an equal amount of space and accommodation and a further building that is used as a meeting location or could easily be a studio.

The site is situated on the banks and to the South of Llyn Celyn, occupying the most superb rural surroundings, boasting panoramic views over the lake and surrounding mountains. One of the finest locations in North Wales, photographs cannot do justice to the property's position and viewing to appreciate its magnificence is essential.

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In brief the property comprises of the farmhouse which has been sympathetically upgraded and offers substantial living and reception rooms, new kitchen, dining room and a number of en suite bedrooms to the first floor.

The former shippon has been converted to provide a substantial bunkhouse with meeting/reception room, new kitchen and a number of bedrooms, bathrooms and shower rooms.

A further building, the meeting room, provides a large open-plan room with cooking facilities, with rooms and shower facilities above.

Accessed via a private drive off the former Festiniog to Bala railway line, the property is surrounded by approximately 6.5 acres of freehold land, albeit the boundary is open to the lakeside which is owned by the water authority.

Gwern y Genau provides a rare opportunity to purchase a substantial home with additional property benefiting already from planning as a bunkhouse and which could be developed further subject to the necessary permissions.

WHAT3WORDS

///gossiping.fairy.hips

GWERN Y GENAU MAIN HOUSE

UPVC half glazed door into entrance hallway

ENTRANCE HALLWAY

Stairs rising to first floor accommodation.

LOUNGE

15'1" x 11'7" (4.610 x 3.520)

Oak laminate flooring, UPVC window to front elevation, two double panelled radiators, substantial oak lintel over former fireplace creating a step up walk through into a further reception room / snug which measures 15'0" x 7'11" (4.570 x 2.420) and has a continuation of the flooring from the lounge as well as exposed stone walls.

DINING ROOM

15'7" x 9'10" (4.760 x 3.000)

Oak laminate floor, UPVC window to front elevation, double panelled radiator. Access to utility room under stairs.

FARMHOUSE KITCHEN

19'4" x 9'7" (5.900 x 2.930)

A range of modern white base, drawer and eye level units with co-ordinated work surfaces. Stainless steel sink drainer and mixer taps, large five hob gas oven with stainless steel extractor fan over, double glazed windows to rear elevation and half glazed door to rear.

OFFICE / STUDY

23'2" x 9'7" (7.070 x 2.920)

Quarry tile floor, UPVC windows to three elevations, two double panelled radiators, door to the side.

FIRST FLOOR

Stairs rising to rear landing, access to all rooms, UPVC window to rear elevation.

LARGE BEDROOM

19'11" x 10'5" (6.080 x 3.170)

Set on the West side of the property with UPVC windows to front and side elevations, double panelled radiator, under eaves storage. Through to ensuite

ENSUITE

White low flush WC, wash basin with mixer tap and corner shower with electric shower. UPVC double glazed window to front elevation.

Moving from West to East

BEDROOM

12'0" x 10'5" (3.660 x 3.180)

UPVC to front elevation, beamed ceiling, access to ensuite.

ENSUITE

White low flush WC, wash basin with mixer taps and corner shower with electric shower. UPVC double glazed window to front elevation

BEDROOM

12'11" x 11'7" (3.950 x 3.520)

Radiator, UPVC window to front elevation, storage cupboard, access to ensuite

ENSUITE

White low flush WC, wash basin with mixer taps and corner shower with electric shower. UPVC double glazed window to front elevation

BEDROOM

12'8" x 8'8" (3.870 x 2.640)

UPVC window to front elevation, beamed ceiling.

EAST LOBBY

Stepping down from the main landing. Door to the rear.

BATHROOM

Fitted with a panel bath, tile walls and wash basin.

SEPARATE WC

Low flush WC.

BEDROOM

12'2" x 8'0" (3.720 x 2.440)

UPVC window, radiator and Ensuite

ENSUITE

White low flush WC, wash basin with mixer taps and corner shower with an electric shower.

BEDROOM

15'4" x 8'11" (4.670 x 2.710)

UPVC window to front and side elevation. Radiator.

ENSUITE

White low flush WC, wash hand basin with mixer taps and corner shower with electric shower. UPVC double glazed window to front elevation

BUNK HOUSE ACCOMMODATION BUILDING

Stone built under a slate roof

STORM PORCH

UPVC door leading into main reception/meeting room

MAIN LOUNGE / MEETING ROOM

22'4" x 13'8" (6.880 x 4.160)

Oak laminate flooring. Beamed ceiling, Velux windows, three double panelled radiators. Leading through to kitchen.

KITCHEN

13'1" x 10'2" (4.040 x 3.110)

Fitted with a range of base, drawer and eye level units with inset stainless steel double sink and drainer, gas five ring hob and oven, UPVC windows to side elevations, steps leading down to central entrance hallway.

CENTRAL HALLWAY

Access to twin shower rooms.

SHOWER ROOM

Containing low flush WC, wash basin and mains shower. UPVC window to side elevation.

SHOWER ROOM

Containing low flush WC, wash hand basin and mains shower. UPVC window to side elevation.

BEDROOM

10'7" x 14'6" (3.250 x 4.421)

Carpeted, UPVC window to rear elevation overlooking Llyn Celyn.

BEDROOM

8'9" x 7'11" (2.668 x 2.432)

Carpeted, UPVC window to side elevation.

BEDROOM

10'8" x 13'8" (3.272 x 4.186)

Carpeted, UPVC window to rear elevation overlooking Llyn Celyn.

BEDROOM

7'2" x 7'11" (2.188 x 2.426)

Carpeted, UPVC window to side elevation.

MEETING HOUSE / STUDIO

DOWNSTAIRS HALLWAY

Under stairs storage cupboard off, stairs rising to first floor.

OPEN PLAN MEETING / SEATING / KITCHEN AREA

6.55 max x 9.999

UPVC windows to rear and side elevations with views over Llyn Celyn. Chimney breast containing gas burner and three double panelled radiators.

FURTHER ROOM

3.95 x 3.68

UPVC windows to side elevation overlooking Llyn Celyn, Three double panelled radiators.

BATHROOM

Fitted with a panel bath, low level WC and pedestal wash basin.

FIRST FLOOR

Half landing, radiator, UPVC window to side elevation.

TWO FURTHER ROOMS

4.15 X 3.54 3.54 X 3.49

SHOWER ROOM

Low level WC, wash basin and shower cubicle.

OLD STONE BOTHY

Stone built with slate roof, brick chimneys,

THE LAND

The land surrounding the property is laid down to pasture and extends to approximately 6.5 acres.

It is important to understand that there is no particular physical boundary surrounding Gwern y Genau between the property and the lake and the land has been grazed to the lakeside over the duration of time.

SERVICES

Mains electric, private water supply from a collecting tank on the land to the South, septic tank drainage and LPG heating.

LOCATION

Arenig is a mountainous area located near Bala in Gwynedd, North Wales. The name generally refers to Arenig Fawr, the highest peak in the region at 854 meters (2,802 feet), and its smaller neighbor Arenig Fach (689 meters). This area is known for its rugged beauty, remote feel, and excellent walking routes. Arenig Fawr: The dominant mountain of the area, offering fantastic views of Snowdonia, the Berwyns, and even the Clwydian Range on a clear day. The ascent is challenging but rewarding, often less crowded than other Welsh peaks. Arenig Fach: A smaller yet striking peak to the northeast of Arenig Fawr, with a more rugged and less-traveled feel. Llyn Arenig Fawr: A small lake nestled on the slopes of Arenig Fawr, adding to the area's scenic appeal. Arenig near Bala is a fantastic spot for experienced hikers looking to explore lesser-known but stunning parts of Wales.

Llyn Celyn is a large reservoir in North Wales, located near Bala in Gwynedd. It was created in the 1960s by damming the River Tryweryn to provide water for Liverpool. The reservoir is about 8 km (5 miles) long and covers 800 acres, making it one of the most

significant artificial lakes in Wales. Llyn Celyn is well known because its construction led to the flooding of the village of Capel Celyn.

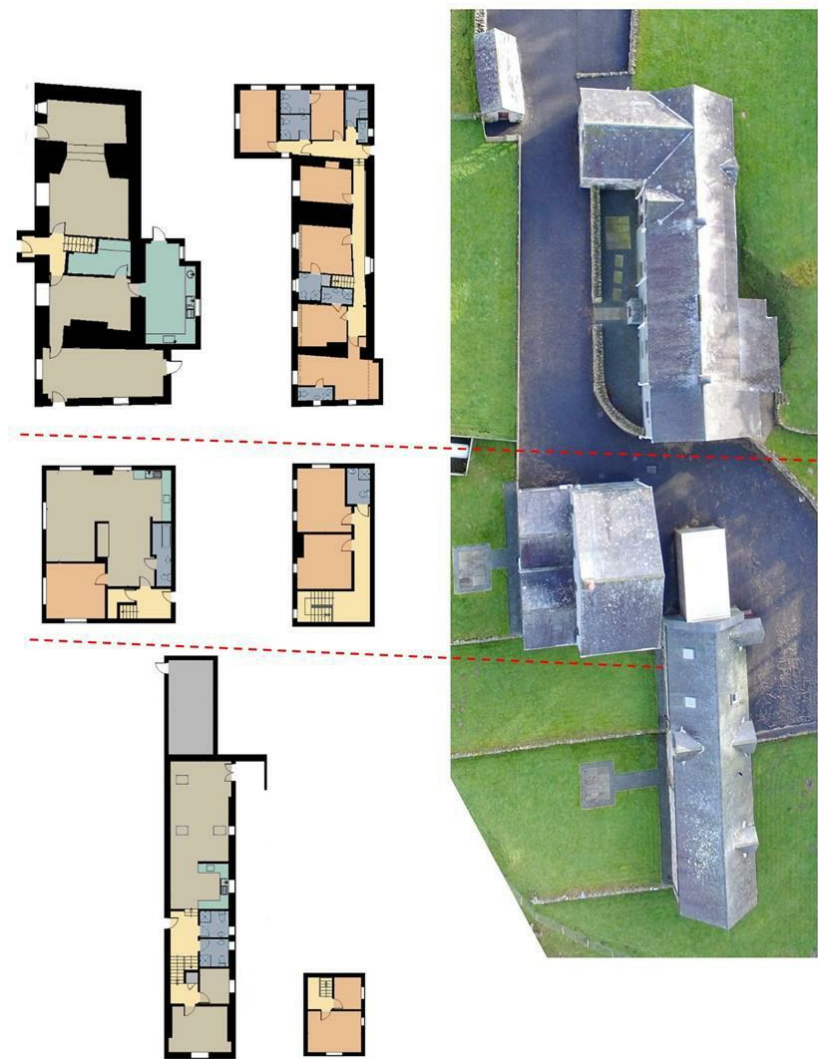
Bala is a small market town in Gwynedd, North Wales, known for its stunning scenery, rich history, and strong Welsh culture. It's located in Eryri (Snowdonia) National Park, making it a popular destination for outdoor activities.

Llyn Tegid (Bala Lake) is the largest natural lake in Wales, about 6 km (3.7 miles) long. It is popular for sailing, kayaking, paddleboarding, fishing, and even swimming. Home to the gwyniad, a rare species of fish found nowhere else in the world.

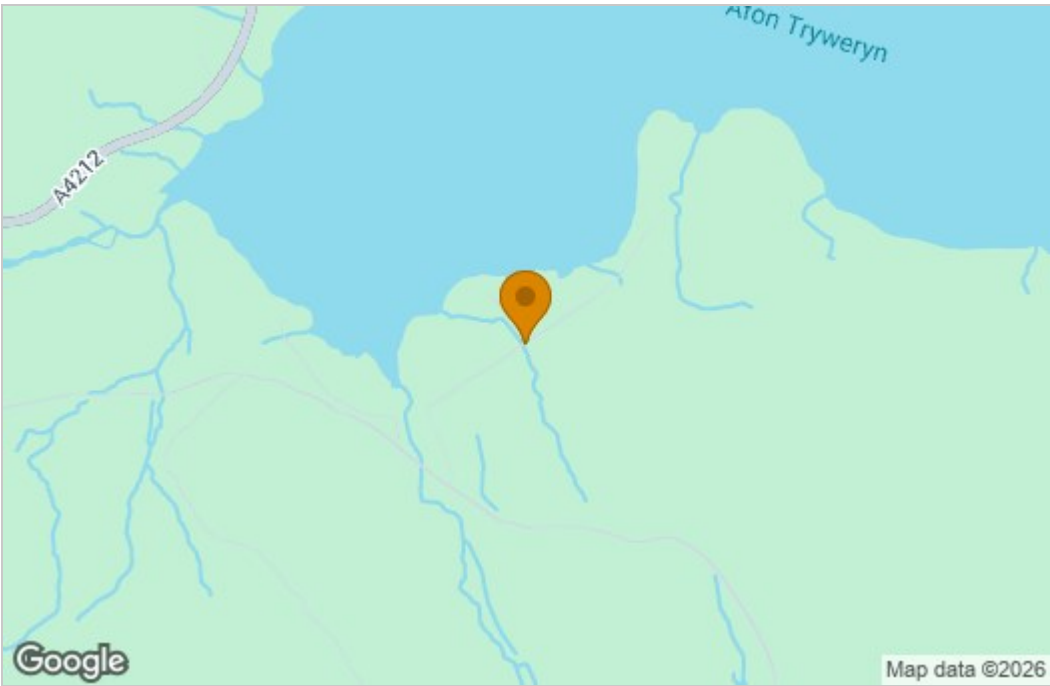
SITUATION

The property can be accessed from the Llyn Celyn to Trawsfynydd Road, however, from Bala by taking the A4212, turn left after approximately three quarters of a mile (signposted Rhyd Uchaf/ LLidardau) and continue through the latter village across open land with cattle grids and downhill past Bryn Ifan. Turn right after a short distance onto the old Festiniog to Bala railway line being a surfaced road where the entrance to the property will be found on the left-hand side.

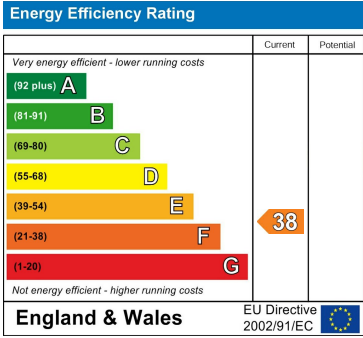
Floor Plan



Area Map



Energy Efficiency Graph



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