

RHYD Y BOD

CYNLLWYD UCHAF | BALA



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Bala 5 miles | Welshpool 27 miles | Chester 52 miles
Birmingham 92 miles | London Euston 3 hours 30 minutes
(Distances and time approximate)

A beautifully restored Grade II listed Welsh farmhouse with
superb barn conversion, 18.4 acres, river frontage and
magnificent Snowdonia mountain views.

Grade II listed Welsh stone farmhouse

Contemporary converted barn offering secondary accommodation

Approximately 18.4 acres of pasture, gardens and meadow

Four-bedroom farmhouse with three reception rooms

Two-bedroom barn with holiday let consent

Range of useful outbuildings including steel barn and polytunnel

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LOCATION & SITUATION

Rhyd y Bod occupies a delightful rural position near the village of Llanuwchllyn, within the heart of Snowdonia National Park. Surrounded by some of North Wales' most spectacular scenery, the area is renowned for its mountain landscapes, walking trails, cycling routes and outdoor pursuits. The nearby market town of Bala provides an excellent range of everyday amenities including independent shops, cafés, restaurants, schools, leisure facilities and access to the renowned Bala Lake, a popular destination for water sports and recreation.

Road: The property enjoys convenient access via the A494 and B4403, connecting with Bala, Dolgellau, Welshpool and the wider road network.

Rail: Ruabon Station is approximately 27 miles away, providing direct services to Chester and connections to London Euston in around 3 hours 30 minutes.

Air: Liverpool John Lennon Airport and Manchester Airport are both accessible in approximately 1 hour 45 minutes, offering extensive domestic and international connections.

Schools: Schools nearby include Ysgol O M Edwards, Ysgol Godre'r Berwyn, Ysgol Bro Tryweryn and a selection of independent schools further afield.

Sporting: Exceptional walking, fishing, sailing, cycling and water sports are available locally, with Bala Golf Club, sailing clubs and leisure facilities nearby.



RHYD Y BOD

Rhyd y Bod is a superbly restored Grade II listed Welsh stone farmhouse occupying an exceptional rural setting within the heart of Snowdonia National Park.

Sympathetically modernised and carefully maintained, the property successfully blends modern comforts with an abundance of original charm, character and period features. Complemented by a beautifully converted detached stone barn, extensive gardens, useful outbuildings and approximately 18.4 acres of pasture, meadow and riverside land, the property presents a rare opportunity to acquire a highly versatile country residence with income potential in a truly spectacular setting.





THE ACCOMMODATION

Rhyd y Bod provides spacious and versatile accommodation within the main house, together with a beautifully converted detached barn extending to approximately 1,279 square feet. The floor plan confirms a well-balanced arrangement with generous reception space and flexible ancillary accommodation.

The farmhouse retains a wealth of period character throughout. On the ground floor are three charming reception rooms comprising a spacious sitting room, elegant dining room and cosy snug, each enjoying individual character and attractive outlooks across the surrounding countryside. The kitchen occupies the oldest section of the house and has been sympathetically improved to create an inviting and

practical space for everyday living. A boot room and useful cellar utility room provide excellent support for rural family life.

The first floor is served by two staircases. The principal staircase leads to three well-proportioned bedrooms together with a substantial family bathroom featuring both a roll-top bath and separate shower. A secondary staircase rises to a particularly atmospheric fourth bedroom with vaulted ceiling and independent external access, making it ideal for guests, older children or home working. A ground floor shower room further enhances the flexibility of the accommodation.

The detached stone barn has been converted to an exemplary standard and provides exceptional secondary accommodation. The ground floor incorporates a spacious kitchen and dining room together with an en suite bedroom, whilst the first floor features a magnificent sitting room designed to maximise the far-reaching views and a further en suite bedroom. The barn is ideally suited for multi-generational occupation, guest accommodation or continued holiday letting, subject to the existing permissions. A garage, workshop, field store and polytunnel provide excellent ancillary storage and practical working space.









Approximate Area = 2377 sq ft / 220.8 sq m
 Detached Barn Area = 1746 sq ft / 162.2 sq m
 Outbuilding = 530 sq ft / 49.2 sq m
 Total = 4653 sq ft / 432.2 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential) Produced by Lens-Media for Halls.

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GARDENS & GROUNDS

The property stands within approximately 18.4 acres of beautifully varied grounds comprising formal gardens, pasture paddocks, meadowland and areas of natural habitat. A particularly special feature is the Afon Twrch, which gently flows through the centre of the holding, creating a tranquil focal point and enhancing the property's natural appeal.

The grounds enjoy stunning views towards the Aran Fawddwy mountain range and provide excellent opportunities for walking, wildlife observation, fishing and general enjoyment of the surrounding landscape. Separate access arrangements and parking areas serving both the farmhouse and the barn promote privacy and flexibility of use. Useful outbuildings include a steel barn and an 8-metre polytunnel, offering excellent space for storage, gardening, livestock-related purposes or small-scale agricultural and sustainability projects.

GENERAL REMARKS

METHOD OF SALE

The property is offered for sale by private treaty.

TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

SERVICES

We understand the property benefits from a private water supply, mains electricity, private drainage via a septic tank, oil-fired central heating and fibre broadband connectivity. None of these services have been tested by Halls.

LOCAL AUTHORITY

Gwynedd Council, Shirehall Street, Caernarfon, Gwynedd, LL55 1SH
Tel: 01766 771000

COUNCIL TAX

Council Tax Band – E

EPC

Rating – TBC

DIRECTIONS

What3Words [///headers.online.vipers](#)

From Bala take the A494 towards Dolgellau and after approximately 3 miles turn right in Llanuwchllyn, signposted Dinas Mawddwy. Continue for approximately 2 miles and the property will be found on the right-hand side, identified by a name plaque at the entrance. Please use the W3W for directional purposes.

FIXTURES & FITTINGS

The property will be sold with the standard fixtures, fittings, and any other items specified in the sale agreement. Any personal items or additional furnishings not mentioned will be excluded from the sale. Please check with the agent for clarification on specific items.

RIGHT OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoing, whether mentioned in these sale particulars or not.

BOUNDARIES, ROADS & FENCES

The Purchaser/s shall be deemed to have full knowledge of the boundaries, and neither the Vendor nor the Agents will be responsible for defining ownership of the boundary fences or hedges.

IMPORTANT NOTICE

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information. **2.** Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing. **3.** The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed. **4.** Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. **5.** Where any references are made to planning permission or potential uses, such information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. **6.** Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have. **7.** We are legally obligated to undertake Anti-Money Laundering (AML) checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser. **8.** We may receive referral fees or commissions for recommending or introducing third-party services, including but not limited to financial services, surveyors, solicitors, and tradespeople. These fees are disclosed in accordance with relevant legal and regulatory requirements. Please note that any referral fees will not affect the cost of services provided to you.



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