



Bedrooms: 3 | Bathrooms: 1 | Receptions: 2

A rare and exciting opportunity to acquire a substantial former public house, now transformed into a residential property, set within approximately half an acre in the heart of the stunning Nantlle Valley, just outside of Eryri National Park (Snowdonia).

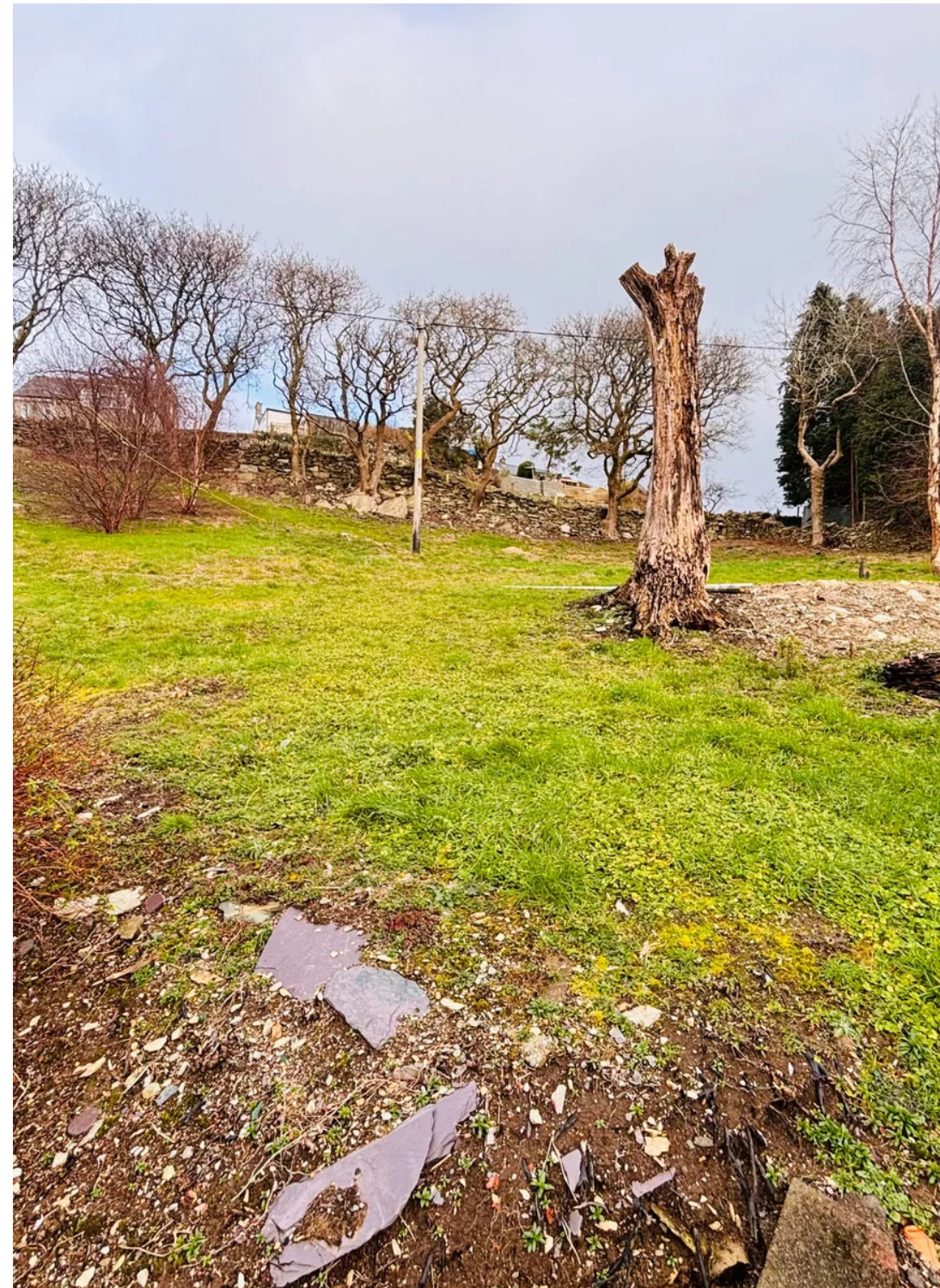
This deceptively spacious property has undergone extensive renovation works, with the significant structural and preparatory stages already completed. The hard work has truly been done for you. A brand-new roof has been fitted over the entire property, floors have been dug down and fully insulated. Every stage completed so far has been signed off by Building Regulations, with all receipts and guarantees retained and available upon request. The property is also fully fitted with new uPVC double glazed windows throughout.

The current owners have completely gutted the ground floor, stripping it back and rebuilding with care, precision and clear vision. All new timber framework has been installed and is ready for insulation and plaster boarding. New electric rain-sensored skylights have been fitted within the vaulted kitchen roof and in the downstairs en-suite, allowing natural light to flood the space while offering modern convenience.

The ground floor layout comprises an open plan lounge/diner, kitchen area, utility space, downstairs WC, and a fourth bedroom complete with en-suite. A beautiful multi-fuel burner has been installed to a high standard within the lounge/diner, creating a striking focal point and a wonderful warmth that can be felt throughout the property, enhanced further by insulation installed to current regulations. The property benefits from standard head height throughout, adding to the sense of space and practicality. A stunning real oak beam has been installed between the lounge and diner.

Upstairs remains largely untouched and is currently serving as the owners' living quarters during renovation. The first floor presently comprises a large double bedroom with walk-in wardrobe area, a bathroom, a small kitchen, and two further bedrooms. The principal bedroom features a door opening onto a small balcony, complete with external stairs leading down to the side of the property and into the garden, a lovely feature already in place. Approved plans show the balcony area being extended to create an impressive, elevated seating space designed to make the most of the stunning views, the perfect spot to enjoy a glass of wine in the evening or a peaceful coffee at sunrise. All rooms upstairs are divided by stud walls, offering excellent scope to reconfigure the layout and tailor the space entirely to your own needs. The first floor is currently heated via gas central heating.

Current planning permission includes the removal of the extension to the right-hand side (as you face the property), the addition of the extended balcony above, and the creation of off-road parking for two vehicles. The land to the right of the property falls within permitted development guidelines, presenting further potential subject to the necessary consents. The property also benefits from a desirable southerly aspect.





Although not yet fully completed, the home already has a warm and welcoming feel, and the quality of workmanship carried out so far is evident throughout. This is a unique opportunity to secure a substantial property where the major structural investment has already been made, allowing you to focus on bringing the final vision to life.

Situated within the picturesque Nantlle Valley, Talysarn offers breathtaking countryside and mountain surroundings, ideal for walkers and outdoor enthusiasts, with nearby lakes and easy access to Snowdonia National Park. Local primary schools are within neighbouring villages, with secondary education available in Penygroes and Caernarfon. Everyday amenities including convenience stores, cafés, takeaways, and a pharmacy are close by, while the historic town of Caernarfon provides a wider range of shops, supermarkets, leisure facilities, and its iconic castle. The coastline and beautiful beaches are also within easy reach.

An exceptional auction opportunity with space, potential and vision in abundance.

Auctioneers Additional Comments:

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website. Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively. The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.

These prices are subject to change.



An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of £7,200 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.





