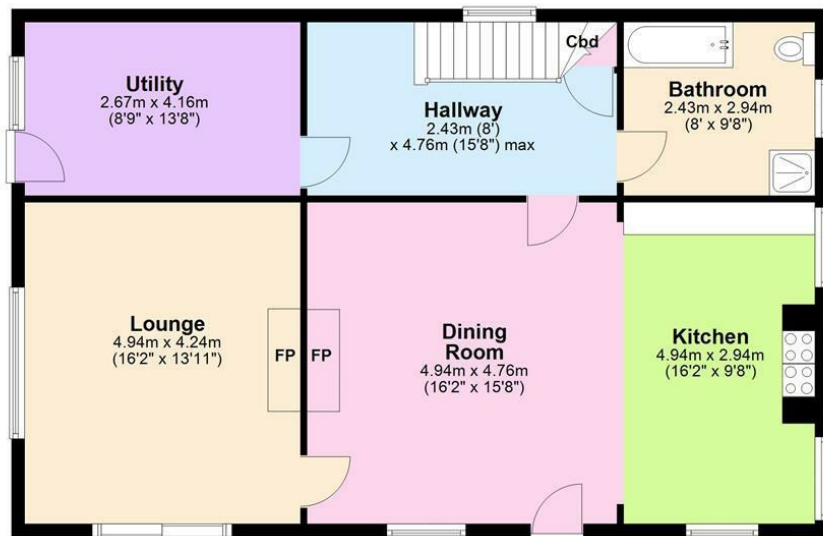


**Ground Floor**  
Approx. 93.4 sq. metres (1005.4 sq. feet)



**First Floor**  
Approx. 58.2 sq. metres (626.6 sq. feet)



Total area: approx. 151.6 sq. metres (1632.0 sq. feet)

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
80	27	A	A
		B	B
		C	C
		D	D
		E	E
		F	F
		G	G

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Bedwyn Uchaf , Llanfairtalhaiarn, LL22 8TB

### £400,000



# Bedwyn Uchaf , Llanfairtalhaiarn, LL22 8TB

## £400,000



### Tenure

Freehold

### Council Tax Band

Band - E - Average from 01-04-2026 £3,022.34

### Property Description

The home is accessed via a right of way over a private road, adding to the sense of seclusion and rural appeal. Approached through the surrounding grounds, the property immediately showcases its farmhouse origins and enjoys a tranquil setting rarely found.

A PVC double glazed entrance door opens into an expansive open-plan kitchen, living, and dining space laid with attractive quarry tiled flooring. Rich in character, this welcoming room centres around a prominent inglenook-style fireplace housing a multi-fuel burning stove, creating a warm and atmospheric focal point. The kitchen itself is fitted with traditional timber cabinetry complemented by patterned tiled splashbacks, while dual sinks with twin draining boards add practicality and further rustic charm. There is space for a range-style cooker, and multiple windows allow natural light to flood into the space throughout the day. While perfectly functional, the property offers clear potential for a purchaser to modernise and further enhance the accommodation to suit their own style and requirements.

Leading from the kitchen dining space is a generously proportioned lounge, providing an additional reception room full of warmth and character. Decorative skirting boards and a feature fireplace add personality, while dual-aspect windows ensure a bright feel throughout. Sliding doors frame delightful views over the surrounding farmland and create a lovely connection to the outdoors.

Beyond the kitchen, an internal hallway houses the staircase rising to the first floor, alongside a useful under-stairs storage cupboard which also accommodates the central heating boiler.

The ground floor bathroom continues the property's traditional feel, fitted with parquet-style flooring, a classic cast iron bath, separate shower cubicle, WC, and hand basin. Again, this space offers functionality while presenting scope for future cosmetic updating if desired.

What was formerly the original front entrance has now been repurposed into a practical additional storage space laid with quarry tiled flooring. This versatile area could potentially be adapted into a snug, boot room, hobby space, or additional reception room, subject to a purchaser's needs.

The first-floor accommodation is accessed via a naturally bright landing illuminated by a landing window. Two well-sized bedrooms are positioned off the initial section of the landing, both capable of comfortably accommodating either single or double beds with accompanying furniture.

There are then two further spacious double bedrooms positioned to the front of the property, both enjoying beautiful elevated views across the surrounding open farmland. These rooms offer excellent proportions with ample space for freestanding furniture, while exposed character and rural outlooks further add to the property's appeal.

A first-floor WC fitted with a wash hand basin and useful storage beneath conveniently serves the upstairs accommodation.

Externally, the grounds are a significant feature of the property, extending to approximately 1.154 acres overall, including a parcel of land estimated at around 0.55 acres. The outdoor space offers fantastic potential for gardening enthusiasts, smallholding aspirations, or simply enjoying the surrounding countryside setting. There are also two small outbuildings within the grounds, both best suited for general storage purposes.

Further practical features include a septic tank drainage system, reinforcing the home's rural setting and farmhouse heritage.

This charming former farmhouse offers an increasingly rare opportunity to acquire a character-filled countryside home with generous land, extensive potential, and a peaceful setting –ideal for buyers looking to create a truly special rural retreat over time.

### Services

It is believed the property is connected to mains electric and water, while sewage services are by way of a septic tank. We

recommend you confirm this information with your solicitor.

Copper broadband is available to the property. Source - [www.openreach.com/fibre-checker](http://www.openreach.com/fibre-checker) - as of 01-06-26

PLEASE NOTE THAT NO APPLIANCES ARE TESTED BY THE SELLING AGENT.

### Lounge

16'2" x 13'10" (4.94 x 4.24)

### Dining Room

16'2" x 15'7" (4.94 x 4.76)

### Kitchen

16'2" x 9'7" (4.94 x 2.94)

### Hall

7'11" x 15'7" (2.43 x 4.76)

### Bathroom

7'11" x 9'7" (2.43 x 2.94)

### Bedroom 1

16'2" x 15'7" (4.94 x 4.76)

### Bedroom 2

16'2" x 9'8" (4.94 x 2.95)

### Bedroom 3

8'9" x 12'0" (2.67 x 3.68)

### Bedroom 4

8'9" x 10'7" (2.69 x 3.24)

### Prys Jones & Booth

Prys Jones and Booth, Chartered Surveyors and Estate Agents are an independent company in Abergele offering considerable experience in all aspects of Residential and Commercial Property. Whilst based principally in Abergele, we operate throughout North Wales, including the towns of Rhyl, Colwyn Bay, Llanddulas, Llanfair TH, Prestatyn, St Asaph, Towyn, Kinnel Bay, Llandudno and other surrounding areas.

Prys Jones & Booth, Chartered Surveyors and Estate Agents were founded in 1974 and have been a mainstay on the Abergele high street ever since.

### Professional Services

Iwan Prys Jones Bsc. PGDM, MRICS is a full member of the RICS with specialist expertise in professional home surveys, commercial property surveys / valuations. Please contact us today to discuss our competitive fees.

