



Gorlan

Penmachno LL24 0PP



**IWAN M WILLIAMS**  
ESTATE AGENTS • GWERTHWYR TAI

# Gorlan

Penmachno LL24 0PP

£195,000

Gorlan is a characterful and historic detached stone cottage occupying a truly idyllic rural setting within the beautiful Machno Valley, surrounded by mature woodland and open countryside with far-reaching views across the valley landscape.

Tenure: Freehold. EPC: F. Council Tax Band D.

Tucked away in a peaceful and secluded position, the property offers a rare opportunity for purchasers seeking a traditional Welsh cottage with immense charm and potential.

Rich in original features and rustic appeal, the accommodation retains much of its historic character including exposed A-frame roof timbers, thick stone walls, an impressive inglenook fireplace with inset stove, slate sills and vaulted ceilings creating a warm and atmospheric interior. The cottage now requires a comprehensive programme of renovation and refurbishment, presenting an exciting opportunity to restore and enhance a delightful period home in an exceptional setting.

The cottage enjoys a wonderful natural setting with surrounding gardens and grounds blending into the woodland backdrop, whilst the front elevation benefits from superb open views across the valley and surrounding countryside. The location is ideal for those with an appreciation of the outdoors, being perfectly placed for walking, mountain biking and exploring the many scenic routes and beauty spots within the Snowdonia National Park.



## Location

Occupying an idyllic setting within the beautiful; Machno Valley in a peaceful and secluded setting. Penmachno is a rural village situated within the Snowdonia National Park, approximately 4 miles from the inland tourist resort of Betws y Coed.

The accommodation briefly comprises an open-plan living room with striking vaulted ceiling and large inglenook fireplace, kitchen area, ground floor bathroom and two bedrooms to the ground floor, together with a loft/first floor bedroom area accessed via an internal staircase.

The Accommodation Affords:  
(Approximate measurements only)

Living Room: 16'3" x 14'5" (4.96m x 4.4m)

Vaulted ceiling with A frame roof timbers and exposed purlins; double glazed window overlooking front; two vertical radiators; feature original Inglenook fireplace with stone and slate plinths to either side and substantial oak lintel over; multi fuel stove ( not tested); quarry tiled floor throughout; Victorian style radiator; TV point.

Kitchen: 7'6" x 13'1" (2.31m x 4m)

Single drainer sink; plumbing for automatic washing machine; Rayburn ( not tested); worktops with cream base units; space for fridge and freezer; floor mounted oil fired central heating boiler ( not tested); range of shelving; spotlighting; quarry tiled floor; double glazed window overlooking side and front elevation with views; built-in meter cupboard; electric cooker point.

Inner Passageway:

Quarry tiled floor; small double glazed window overlooking rear.

Bedroom 1: 10'11" x 9'6" (3.35m x 2.9m)

Two sealed unit double glazed windows overlooking front with views; quarry tiled floor.

Bedroom 2: 9'0" x 6'6" (2.76m x 2m)

Double glazed window overlooking front; radiator; quarry tiled floor; open rafter ceiling.



#### Bathroom:

Double glazed window overlooking side; three piece suite comprising roll top Victorian style bath with claw feet; pedestal wash hand basin; low level W.C; radiator; quarry tiled floor; wall mounted extractor fan; shower above bath; light point and mirror.

Mezzanine Galleried Landing Area: 9'6" x 7'4" (2.9m x 2.24m)

Stained floor; skylight; sitting area.

Bedroom 3: 10'8" x 7'8" + eaves area (3.27m x 2.36m + eaves area)

Double glazed window to gable end overlooking side; spotlighting; stripped and stained timber flooring.

#### Outside:

The cottage enjoys a wonderful natural setting with surrounding gardens and grounds blending into the woodland backdrop, whilst the front elevation benefits from superb open views across the valley and surrounding countryside. Grassed garden with variety of established shrubs. side lean-to store shed.

#### Services:

Septic tank drainage; mains water and electricity are connected to the property; central heating system installed in 2015 although this has not been tested and cannot currently be verified as operational

#### Viewing Llanrwst

By appointment through the agents Iwan M Williams, 5 Denbigh Street, Llanrwst, tel 01492 642551, email [enq@imwestates.com](mailto:enq@imwestates.com)



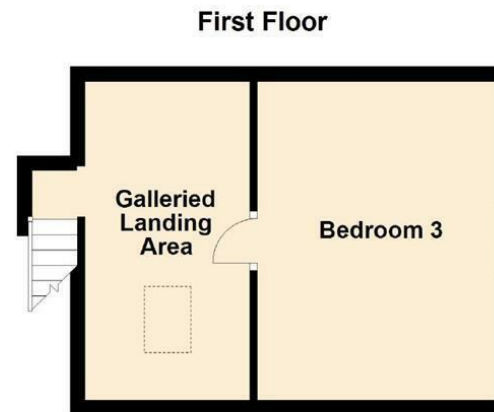
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In order to comply with anti-money laundering regulations, Iwan M Williams Estate Agents require all buyers to provide us with proof of identity and proof of current residential address. The following documents must be presented in all cases: **IDENTITY DOCUMENTS:** a photographic ID, such as current passport or UK driving licence. **EVIDENCE OF ADDRESS:** a bank, building society statement, utility bill, credit card bill or any other form of ID, issued within the previous three months, providing evidence of residency as the correspondence address.

Council Tax Band:  
Band D



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>98</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>24</b>	
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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Plan produced using PlanUp.

These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way of for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendor are to become under any liability or claim in respect of their contents. The Vendor does not hereby make or give or do the Agents nor does the Partner of the Employee of the Agents have any authority as regards the property of otherwise. Any prospective Purchaser or Lessee or other person in any way interested in the property should satisfy himself by inspection or otherwise as to the correctness of each statement contained in these Particulars. In the event of the Agent supplying any further information or expressing any opinion to a prospective Purchaser, whether oral or in writing, such information or expression of option must be treated as given on the same basis as these particulars.

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