



JONES PECKOVER

Property Professionals Since 1880

Chartered Surveyors • Auctioneers • Land & Estate Agents

47 Vale Street, Denbigh, Denbighshire, LL16 3AR

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Glan Gwynant, Nant Gwynant, Beddgelert, LL55 4NW

- Detached Property near Lake Gwynant
- In need of full renovation due to fire damage
- Private and Secluded Setting
- Lakeside and Woodland Views
- 4th December 2024
- 3.52 Acres of Woodland
- Within the renowned Snowdonia National Park
- Useful Outbuildings
- For Sale By Auction

Nestled in the picturesque hamlet of Nant Gwynant, Beddgelert, this substantial detached property occupies an idyllic and peaceful location within the renowned Snowdonia National Park close to Lake Gwynant and benefits from 3.52 acres of woodland. The property also enjoys a right of way to Lake Gwynant.

The property is in need of complete renovation having suffered substantial fire damage, formerly provided spacious 5 Bedroom accommodation enjoying an elevated position and benefiting from unrivalled lakeside and rural views and now offers purchasers a blank canvas to create a stunning rural home

which JONES PECKOVER will offer for sale BY PUBLIC AUCTION at THE ST. ASAPH CRICKET CLUB, THE ROE, ST ASAPH LL17 0LA,
on WEDNESDAY 4TH DECEMBER 2024 at 6.30PM

SITUATION

The property is situated in Nant Gwynant, a small hamlet at the head of Llyn Gwynant, approximately 4 miles from Beddgelert. The property enjoys a private yet convenient location adjacent to the A498 and is accessed via a private sweeping driveway. Set in the renowned Snowdonia National Park with high peaks and mountains close by and the Watkin Path leading to the summit of Yr Wyddfa a short distance away, this property enjoys an unrivalled location within the heart of this scenic and imposing landscape.

THE PROPERTY

The property formerly comprised of a substantial character 5 bedroom detached residence constructed of solid stone which has sadly suffered extensive fire damage and is now in need of complete renovation with the external stone walls remaining in place.

SERVICES

We are informed that the property previously benefited from mains water, electricity and drainage.

CONTRACT OF SALE (D)

The Contract and Conditions of Sale will be available for inspection at the offices of the Agents, Jones Peckover, 47 Vale Street, Denbigh (Tel: 01745-812127) and the offices of the Vendors Solicitors for the 10 working days prior to the sale. They will also be available in the sale room prior to the sale, but they will not be read out at that time. Any queries or questions regarding the contents of the contract and the other documentation must be raised with the Vendors Solicitors or

the Agents prior to the sale day and in any event, no later than 2 p.m. on the day of the sale. No questions will be permitted during the course of the sale.

PROOF OF IDENTITY -

In order to conform with new Money Laundering Regulations, we would ask all prospective buyers to provide two forms of identity at the sale, one as proof of address and one photographic. Please bring a passport or UK driving license together with a public utility bill, bank statement or local authority tax bill to the sale as well as prior to the sale completing one of our client registration forms. CASH WILL NOT BE ACCEPTED FOR PAYMENT OF THE DEPOSIT WHICH MAY ONLY BE PAID BY A BANKERS' DRAFT, BUILDING SOCIETY CHEQUE, COMPANY CHEQUE OR PERSONAL CHEQUE.

MISREPRESENTATION ACT (D)

Messrs Jones Peckover for themselves and for the vendors or lessors of this property whose agents they are give notice that:-

1. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment or Messrs Jones Peckover has the authority to make or give any representation or warranty whatever in relation to this property.

IMPORTANCE NOTICE (D)

None of the services, fittings or appliances (if any), heating installations, plumbing or electrical systems have been tested and no warranty is given as to their working ability. Interested parties should satisfy themselves as to the condition and adequacy of all such services and or installations prior to committing themselves to a purchase.

VIEWINGS

VIEWINGS ARE STRICTLY BY APPOINTMENT ONLY and please call the agent on 01745812127 to book on the below dates.

Saturday 2nd November

Saturday 9th November

Saturday 16th November

Sunday 24th November



Saturday 30th November

****BOOKING IS ESSENTIAL ****

EVERY CARE MUST BE TAKEN WHEN VIEWING THE PROPERTY DUE TO ITS CONDITION. ALSO PLEASE NOTE THE WOODLAND AREA IS OVERGROWN AND ACCESS IS HAZARDOUS VIA STEEP SLATE STEPS. Please note that neither we nor the Vendors will be held liable for any injuries which may be sustained whilst viewing and that no insurance claims may be brought against the Vendors or ourselves.



