



JONES PECKOVER

Property Professionals Since 1880

Chartered Surveyors • Auctioneers • Land & Estate Agents

47 Vale Street, Denbigh, Denbighshire, LL16 3AR

T: 01745 812127



Bryn Derwen, , Capel Curig, LL24 0EL

- Detached 8 Bedroom House, Separate Coach House & Bunkhouse
- Set within the heart of the Snowdonia National Park
- In Need of Modernisation
- 6.79 Acres in total
- Offered for Sale with Woodland and Extensive Riverside Paddock
- Breath-taking views & endless potential for numerous uses
- Oil Fired Central Heating
- No forward chain

Substantial 8 Bedroom House, Detached Coach House, Bunk House and 6.79 Acres

Situated in the picturesque village of Capel Curig, this remarkable property offers a unique opportunity for those seeking a spacious home with land in the heart of the Snowdonia National Park. Boasting eight bedrooms, this expansive residence is complemented by a separate coach house together with a former bunk house, providing ample space for family living, potential rental income or a lucrative tourist enterprise.

Offered with 6.79 acres of land comprising a mix of gardens, sloping woodland and level riverside paddock, the property is surrounded by breath-taking mountain views, making it an ideal retreat for nature lovers and outdoor enthusiasts alike. The versatile accommodation presents a blank canvas for renovation, allowing you to tailor the space to your personal taste and requirements.

Whether you envision a grand family home, a holiday let, or a tranquil escape, this property offers endless possibilities. The enchanting landscape and serene environment provide a perfect backdrop for a lifestyle immersed in the beauty of the Welsh countryside.

With its prime location and substantial land, this property is a rare find and presents an exciting opportunity to create your dream home in one of the UK's most stunning natural settings. Do not miss the chance to explore the potential that this property holds.

LOCATION

The property occupies a truly enviable position within the heart of the Snowdonia National Park and enjoys direct access to the A5 London to Holyhead Road, providing excellent transport links to numerous tourist attractions. Capel Curig is known for its completely unspoiled countryside and is popular with walkers and tourists. The village provides good amenities and the renowned centre of Betws y Coed is just five miles distant, offering a more comprehensive range of amenities.

THE MAIN RESIDENCE

Dating back to the late 1800s, this detached property offers exceptionally spacious accommodation over three floors with sitting room, dining room, drawing room, kitchen, utility room, wc and walk-in pantry, 8 generous bedrooms, many having en suite facilities, bathroom, shower room, linen room and office.

Whilst in need of modernisation, many original features have been retained including Minton tiled flooring, ornate fireplaces and coved ceilings.

THE DETACHED COACH HOUSE

Constructed of stone under a pitched slated roof, the Coach House benefits from two ground floor rooms with kitchen facilities, together with shower and wc facilities, with the first floor providing two large bedrooms and wc.

BUNKHOUSE

Located to the rear of the property and accessed via a woodland pathway, this detached stone building provides single storey accommodation comprising of open plan living room with kitchen area, wc and shower facilities and bunk accommodation for 10 guests.

GROUND, WOODLAND AND Paddock

The property enjoys two access points from the A5 and ample parking and turning areas lie to the front and side of the residence. Enclosed and private lawned gardens compliment the property and in turn give access to the woodland at the rear which is in parts steep and leads to the rock face at the boundary. In all, the woodland amounts to approximately 2.05 acres. The additional land comprises of a level riverside paddock directly opposite the residence which enjoys gated access onto the A5 and benefits from a modern detached open-fronted garage and store, in all amounting to approximately 4.74 acres.

COUNCIL TAX BAND G

SERVICES

Mains water and electricity, private drainage, oil fired central heating.

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.

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 of Messrs Jones Peckover has the authority to make or give any representation or warranty whatever in relation to this property.

MONEY LAUNDERING (D)

The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photographic Driving Licence and a recent Utility Bill.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		77
	19	
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



