

Tom Parry

Tyn Y Chwarel, Nantmor, LL48 6SN

£465,000

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Tom Parry & Co are delighted to offer for sale this enchanting Victorian gardener's cottage, nestled within the breath-taking Nantmor Valley within the Snowdonia National Park. This property offers a rare opportunity to own a truly magical retreat in one of North Wales' most spectacular settings. Surrounded by over 5 acres of ancient deciduous rainforest, a paddock and beautifully established grounds filled with exotic shrubs and mature woodland, Tyn-Y-Chwarel enjoys an idyllic and private position with stunning views towards the Arddu mountains and forest.

Located within a designated SSSI and SAC landscape, the property combines natural beauty, ecological significance and peaceful seclusion, while remaining conveniently close to the charming village of Beddgelert.

Set back from the road and approached via a long private driveway, this characterful detached residence has been sympathetically refurbished to blend period charm with impressive modern efficiency. The home now benefits from over 20 solar panels, a new air source heat pump and underfloor heating, creating a comfortable and energy-conscious living environment.

The accommodation includes a welcoming kitchen/diner, two versatile reception rooms, a conservatory and three first-floor bedrooms, all perfectly positioned to enjoy the surrounding landscape and tranquillity. Outside, the extensive gardens, woodland and open spaces provide endless opportunities for relaxation, recreation or future potential, subject to the requisite statutory consents.

A wonderful sanctuary in a truly stunning location, Tyn Y Chwarel is a unique lifestyle property offering peace, privacy and direct access to the extraordinary beauty of Snowdonia's ancient woodland landscapes.

Our Ref: P1636

ACCOMMODATION
All measurements are approximate

GROUND FLOOR

Covered Porch
with open sides to enjoy the views of the garden; a fantastic additional space for log storage and enjoying the outside in all weathers

Entrance Hallway/Utility Area
with quarry tiled flooring; space and plumbing for washing machine and tumble dryer; access to 'cellar' space with controls for air source heat pump

Cloakroom
with low level WC and inset wash basin

Kitchen
with timber worktop/benching housing inset double 'Belfast' sink; oil fired Rayburn that also provides additional hot water when required; dual aspect windows; space and plumbing for dishwasher and space for freestanding oven

Living Room
with multi-fuel stove set within stone inglenook; slate flooring with underfloor heating beneath; window to front and under stair storage

Sitting Room
with dual aspect windows; doors to conservatory and timber flooring with underfloor heating beneath

Conservatory
with timber framed glazed surround and roof; slate flooring and door to garden

FIRST FLOOR

Landing

Bedroom 1
with duel aspect windows including 'Velux' rooflights; timber flooring and under floor heating

Bedroom 2
with cast iron fireplace; timber flooring; loft access and radiator

Bedroom 3
with old disused cast iron fireplace; built in cupboard and window to front

Bathroom
with panelled bath with shower over; large built in cupboard housing hot & cold water tanks; pedestal wash basin; low level WC; heated towel rail and large fire escape 'Velux' window

EXTERNALLY
The property is accessed via a long driveway to the front of the house.

The land extends to circa 5 acres including ancient woodland and paddock area to either side. There is an old timber garage to the side of the house.

At the front there is a lawned garden with a vast range of mature trees and plants and a small brook running to the side of the conservatory.

SERVICES
Mains electricity; private drainage to septic tank; private water supply from natural spring (filtration equipment within utility); 20 solar panels, a new air source heat pump and underfloor heating

MATERIAL INFORMATION
Tenure: Freehold - note this property is currently a second home.

Council Tax: Band D

what3words locator: \\\depending.beak.wizard







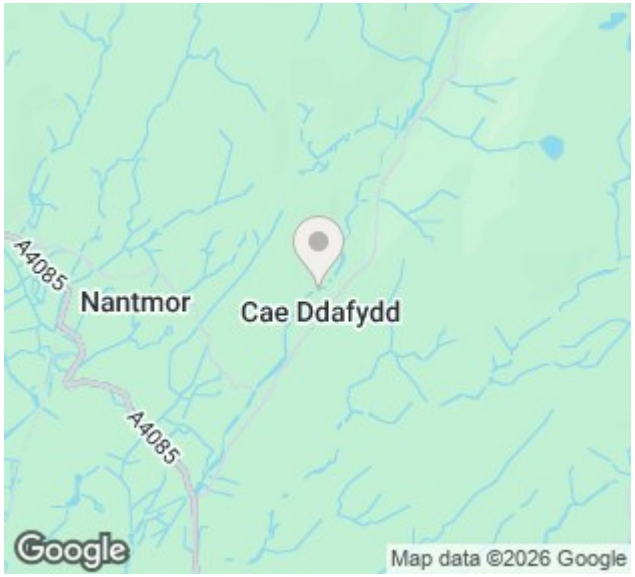








Total area: approx. 121.6 sq. metres (1308.4 sq. feet)



NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.

THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.

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