



**Tom Parry**

Ty'r Orsaf, Gellilydan, Blaenau Ffestiniog, LL41 4RB

**£365,000**

## Ty'r Orsaf Gellilydan, Blaenau Ffestiniog, LL41 4RB

Nestled in the picturesque village of Gellilydan, Blaenau Ffestiniog, this charming detached cottage offers a unique opportunity to own a piece of history. Once the former Station Master's house from the old Moelwyn Halt Station, this delightful property combines character with modern living.

The cottage features two spacious reception rooms, perfect for entertaining guests or enjoying quiet evenings with family. With two well-appointed bedrooms and two bathrooms, it provides ample space for comfortable living. The property is set within approximately half an acre of beautifully maintained gardens, offering a serene outdoor space to relax and unwind amidst the stunning backdrop of Snowdonia National Park.

Additionally, the various outbuildings including double garage, workshop and woodstore provide excellent storage options or potential for further development, subject to planning permissions.

This home is not just a residence; it is a gateway to the breathtaking landscapes and outdoor adventures that Snowdonia has to offer. Whether you are seeking a peaceful retreat or a family home, this cottage presents a rare opportunity to embrace the charm of rural living in a truly remarkable setting.

**Our Ref: P1634**

### ACCOMMODATION

All measurements are approximate

### GROUND FLOOR

#### Entrance Porch/Hallway

with quarry tiled flooring and radiator

#### Utility Area

with space and plumbing for washing machine and large hot water tank, supplied from photovoltaic panels

#### Shower Room

with shower, wash basin and low level WC

#### Inner Hallway

with under stair storage cupboard

#### Living Room

with a log burner set within a feature brickwork fireplace; built in storage; wood flooring and radiator.

#### Kitchen

with a range of built in modern wall and base units with granite worktops over; range style 5 hob range style set within inglenook; tall feature radiator; 'Belfast' style ceramic sink set below counter with drainer to side; integrated wine rack and quarry tiled flooring

#### Sitting Room

with triple aspect views and 'French' doors onto garden; wood effect laminate flooring and two radiators

### FIRST FLOOR

#### Bedroom 1

with original feature cast iron fireplace; exposed floorboards; radiator and far reaching mountain views

#### Bedroom 2

with original feature cast iron fireplace; exposed floorboards and radiator

#### Bathroom

with washbasin and low level WC set within vanity units with built in storage; roll top bath with claw feet and shower over and panelled walls

### EXTERNALLY

The property is accessed via a private gravelled driveway. There is parking for two cars to the side of the house and the driveway extends further to the rear of the plot where there was once parking for a 'Shepherds Hut' and a power supply is available.

There are various outbuildings including a double garage, shed, workstore and workshop as well as a covered patio area at the rear of the double garage.

The gardens extend to approximately half an acre and boast an array of mature trees including various fruit trees as well as other mature shrubs and plants. The garden has been separated by a fence for dog security purposes, but this could easily be taken down for a larger garden area surrounding the house.

### SERVICES

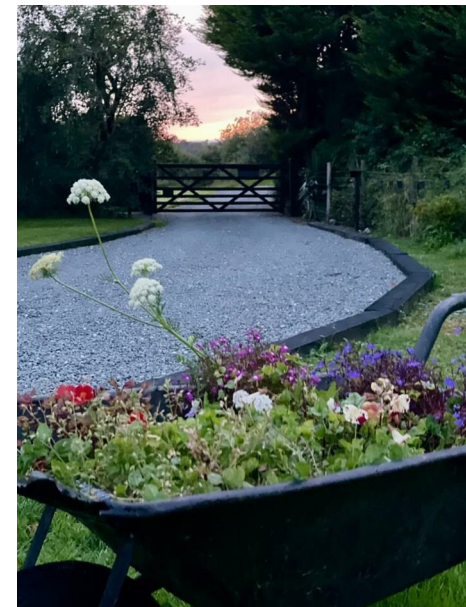
Mains electricity and water. Private drainage to septic tank. New (less than 2 years old) air source heat pump for domestic hot water and heating. Photovoltaic panels on the roof provides electricity and feeds into the grid.

### MATERIAL INFORMATION

Tenure: Freehold

Council Tax: Band D

Note there is a right of way over the driveway for the neighbouring property.







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

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.

EPC Awaited



Floor plan Awaited