



**Tom Parry**

**Bwlch Yr Awel & Bwlch Yr Awel Cottage, Pantglas, LL51 9DJ**

**£495,000**

# Bwlch Yr Awel & Bwlch Yr Awel Cottage , Pantglas, LL51 9DJ

Nestled in the charming area of Pantglas, this impressive detached house, built in 1830, offers a unique blend of historical character and modern potential. The property comprises a four bedroom cottage with two reception rooms plus an additional two bedroom holiday let property to the side.

Set within 1.5 acres of picturesque grounds, the property features a large barn building at the rear, which presents exciting possibilities for conversion or development, subject to the requisite planning consents. Additionally, there is the option to purchase a further 1.5 acres of land at the front of the house, providing ample outdoor space for various uses. There was also former planning permission granted for a cottage on the land to the side of the house, adding to the potential for future development.

For those with equestrian interests, the derelict outbuildings at the rear could be transformed into stables, further enhancing the appeal of this remarkable property. The ample parking to the side of the house ensures convenience for residents and guests alike.

This residence not only offers a splendid living environment but also the potential for a holiday let, making it a versatile choice for buyers seeking both comfort and investment opportunities. With its rich history and expansive grounds, this property in Pantglas is a rare find that promises to cater to a variety of lifestyles and aspirations.

**Our Ref: P1585**

## ACCOMMODATION

All measurements are approximate

## BWLCH YR AWEL (MAIN HOUSE)

### CELLAR

#### Cellar Store Room

with stone flooring; light and power connected; light well to front and fitted shelving

### GROUND FLOOR

#### Conservatory

with glazed walls and door to rear

#### Sitting Room

with dual aspect windows; doors to conservatory; electric log burner effect fire (in front of working fireplace) and laminate flooring

#### Living Room

with triple aspect windows including French doors onto the garden surrounding the house; feature exposed beams; built in storage cupboard; log burning stove set in feature surround; laminate flooring and access to roof space

#### Kitchen/Diner

#### Kitchen

with a range of built in wall and base units with worktop over; integrated 4 ring gas burner with removable wok ring and extractor fan over; integrated built in double oven; integrated dishwasher; integrated microwave; full height fridge and freezer (free standing); pull out larder cupboard; secondary glazing to window at the front and breakfast bar

#### Dining Area

with feature disused fireplace; dual aspect windows with secondary glazing and carpet flooring

#### Utility Room

with space and plumbing for washing machine and tumble drier; stainless steel sink; tall larder cupboard and door to rear garden

#### Cloakroom

with low level WC and corner wash basin

### FIRST FLOOR

#### Landing

#### Bedroom 1

with full length built in wardrobes; dual aspect windows; access to roof space; carpet flooring and two radiators

#### Bedroom 2

with windows to front with secondary glazing; carpet flooring and radiator

#### Bedroom 3

with carpet flooring and radiator

#### Bedroom 4

with window to the front and secondary glazing; carpet and radiator

#### Bathroom

with panelled bath; low level WC; large corner shower; wash basin in vanity unit with shaver point and lighting

## BWLCH YR AWEL COTTAGE (HOLIDAY LET)

Note: The cottage is to be sold as a going concern, with all contents

### Living Room

with electric log burner effect fire set in stone surround; dual aspect windows; built in storage cupboard; laminate flooring and radiator

### Kitchen

with a range of built in unit with worktop over; stainless steel sink and drainer; washing machine; electric oven; slimline dishwasher and door to patio at rear

### Rear Hallway

with storage cupboard

### Bedroom 1

with king size bed including memory foam mattress; wardrobe; carpet flooring and radiator

### Bedroom 2

with twin beds; wardrobe; drawers; carpet flooring and radiator

### Shower Room

with shower cubicle; low level WC; wash basin set in vanity with shaver point over; panelled walls and extractor fan

### EXTERNAL AREAS

The property is accessed via a private driveway to the side of the house and leads to a courtyard area with open storage shed/garage and a log store.

This then leads to a larger stone workshop (7.77m x 7.061m), that has light and power connected. The workshop is double height and ripe for redevelopment, subject to the necessary statutory consents.

From the workshop there is a private garden area closer to the house, with stone and gravel patio areas, leading to a further store/boiler room (4.82m x 3.426m) which sits between the main house and the holiday let. The space is currently utilised as a store room and houses the Worcester boiler that serves both properties, but again could be incorporated into the house or the holiday let as an additional room.

Beyond the immediate gardens sits further gardens, extending approximately to a further acre, including a polytunnel, a range of mature fruit and other trees and mature shrubs. There is separate vehicular access to the garden at the side of the house; and we understand from the vendor that a part of the land fronting the road once had planning permission for a further house. The plans have been included on the listing for reference, but permission has lapsed.

There is a further plot of agricultural/grazing land over the road from the property, which measures to approximately 1.5 acres which is available for sale via separate negotiation.

On main bus route, school bus collects from lane opposite and easy access to Bangor including train station and A55 transport links.

### SERVICES

Mains electricity, water and drainage. Oil fired central heating; one boiler serves both the house and the cottage but they are separately metered and have separate thermostats. LPG serves the kitchen hob only.

### MATERIAL INFORMATION

Tenure: Freehold

Council Tax: Bwlch Yr Awel - Band E; Bwlch Yr Awel Cottage - Business Rates Apply

Bwlch Yr Awel Cottage operates as a holiday let, meeting the requisite number of days required for a holiday let by Gwynedd Council. Figures available to interested parties.







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.

