



Tom Parry

Cae Canol Mawr, Blaenau Ffestiniog, LL41 4RF

£475,000

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Tom Parry & Jackson Stops are delighted to offer for sale this charming Grade II listed 16th century cottage, together with two further self-contained holiday lets, occupying an elevated position at the foot of Cwm Teigl and enjoying panoramic views across the Moelwynion mountain range. Rich in history and intrigue the nearby quarry was an unlikely guardian of the National Gallery's artworks during world war two. Tales from the Welsh mythology ,The Mabinogion also tied to this special place.

Currently set up as three self contained furnished holiday lets, the plot extends to just over an acre and comprises Cae Canol Farmhouse, the original cottage which has two bedrooms; Cae Canol Cottage, a one bedroomed cottage attached to the main farmhouse and Cae Canol Bach, which is detached and sits below the main house and has one further bedroom.

The properties are all successful holiday lets, meeting the stipulated number of days for letting annually, providing a fantastic income for the current owners. They are situated within a tranquil, rural location - perfect for escaping the hustle and bustle of day to day life. There are endless mountain and quarry walks accessible from the door step, but with the benefit from being a short drive from the coast and larger towns for convenience.

Cae Canol Mawr presents a fantastic opportunity for investors and those looking to relocate to the area whilst earning a supplementary income from the holiday lets. Viewing is highly recommended.

OUR REF: BF1530

ACCOMMODATION

All measurements are approximate

CAE CANOL FARMHOUSE

Ground Floor

Entrance Hallway

with quarry tiled floors and feature exposed beams to walls and ceilings

Living Room

with feature log burning stone set within inglenook; feature vaulted ceilings with exposed beams; dual aspect windows; quarry tiled floors; modern electric panel radiator and steps up to gallery first floor bedroom

Kitchen

with a range of built in wall and base units; integrated 'Neff' electric oven, hob and extractor; 'Kohler' sink and drainer and fridge freezer.

Bedroom 2

with feature exposed beams to walls and ceilings and window to the front

Bathroom

with panelled bath with shower over; low level WC; wash basin and tiled walls

First Floor

Bedroom 1

with feature open vaulted ceilings and exposed beams; window to the front; gallery overlooking living area; seating area and fireplace with log burning stove

CAE CANOL COTTAGE

Ground Floor

Open Plan Living/Kitchen Area

Living/Dining Area

with two windows to the front; timber flooring; feature vaulted ceiling and log burning stove to living room area

Kitchen

with a range of fitted wall and base units; space for under counter fridge freezer; stainless steel sink and drainer; Beko free standing oven set within units

Shower Room

with shower cubicle; low level WC and wash basin

Communal Utility Room

accessed from the Cottage and externally the utility area has a 'Belfast' style sink and space and plumbing for washing machine and tumble dryer

First Floor

Bedroom

with gallery style side overlooking living area; two 'Velux' rooflights and storage area

CAE CANOL BACH

Ground Floor

Open Plan Kitchen/Living Room

Living/Dining Area

with log burning stove set on slate hearth; window to the side and oak flooring

Kitchen

with a range of wall and base units; free standing Beko oven set within the units; stainless steel sink and drainer

Shower Room

with shower cubicle; low level WC and wash basin

First Floor

Bedroom

with two 'Velux' rooflights; feature vaulted ceiling and storage area

EXTERNALLY

The property is accessed via farmland in the valley below, which leads to the side of the property.

The cottages sit within a reported 1.08 acres of gardens which surround both properties. As you approach the property there is a detached pump house, constructed of stone with slate roof. Beyond the pump house there is ample parking for cars and the drive continues down the hill to the parking area at Cae Canol Bach. Against the house to the south and west elevations are two seating areas laid to grass interspersed with slate & stone slabs. From the property there are numerous scenic walks with a nearby footpath connecting to the Snowdonia National Park, with a particularly attractive walk through the quarries and old quarry village the other side of Manod Mawr and around to Afon Teigl.

MATERIAL INFORMATION

Tenure: Freehold with vacant possession

Council Tax: Currently on Business Rates

Town & Country Planning: Furnished Holiday Let properties under Article 4; restriction placed on selling units individually

Access: Right of Way over farmland. Please note directions. Four wheel drive/SUV recommended.

SERVICES

Mains electricity. Private water supply (Borehole). Private Drainage. Telephone line and broadband connection.

DIRECTIONS

Travelling from the A5 or A494 you will enter the village of Llan Ffestiniog along the B4391. As you approach the village after a long row of terraced properties on the left there will be a turning right with a blue road sign marked 'unsuitable for heavy goods vehicles'. Take this turn and continue to the bottom of this lane turning right. After approximately 1 mile you will reach a cattle grid where you should bear left keeping the stone wall on your left hand side. From this point there are 5 gates to go through, all must be left as found (i.e. shut or open as appropriate) – please take care as the openings are narrow. Follow the lane keeping left until you reach a gate (1st gate) & bridge over a stream. Follow the track around to the left (2nd gate) and then around the rear of the farm where the track splits, bear right onto the tarmacadam. After a short distance there is a gate (3rd gate), continue along where there is another gate (4th gate) from which point the track becomes rough slate/stone. Continue across the field until reaching the last gate (5th gate) where the track continues around to the rear of Cae Canol Mawr.

what3words: ///hotels.flattery.entrusted







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.

Score	Energy rating	Current	Potential
92+	A	80 C	13 G
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

