



Hendre Wen

Llanrwst, Conwy

Carter Jonas

**Hendre Wen
Betws Road
Llanrwst
LL26 0PY**

A delightful small farm situated in the Conwy Valley with a Grade II* listed historic farmhouse, a range of traditional agricultural buildings and approximately 22.71 acres of excellent productive farmland.

A unique opportunity to purchase a well presented holding situated in an attractive position in the Conwy Valley and within the Snowdonia National Park.

In all extending to 23.26 acres

For sale by private treaty as a whole.

Carter Jonas



Location

Hendre Wen is situated within the beautiful Conwy Valley and enjoys stunning views of the surrounding countryside and hills.

The property is located approximately 2.3 miles from the market town of Llanrwst with popular tourist village of Betws y Coed being 3 miles away.

Llandudno Junction offers the closest main line direct train links with London Euston and is well located for accessing the A55 North Wales Expressway and the national motorway network.

Amenities

The market town of Llanrwst offers a range of local amenities including a primary and secondary school.

The village of Bews y Coed is one of the primary destinations within Snowdonia National Park with a host of shops, cafes and public houses to cater for the many tourists that visit annually. The village is popular with walkers, mountain bikers and those enjoying the many walks of the area.

The bustling spa town of Llandudno offers a wider range of pubs, shops, including national supermarkets and retailers.

Farmhouse

Hendre Wen is a traditional stone built farmhouse which is Grade II* listed and enjoys a delightful central location within the farmstead.

The property provides useful living space that retains many of its traditional features throughout, with the ground floor offering a kitchen, living room, dining room and a ground floor bathroom. The first floor provides three bedrooms and a bathroom with a further large attic room above.

The interior of the farmhouse does require modernisation yet offers an opportunity for any purchaser to create an idyllic home with plenty of character.

A driveway leads down from the A470 to the heart of the farmstead. The property has a pretty garden to the rear from which there are clear view across the valley with a further vegetable garden and small paddock.

Buildings

The property benefits from a number of stone outbuildings which are currently being used for general storage. These buildings offer exciting potential for conversion subject to securing the requisite planning permissions. There are also two modern agricultural buildings suitable for fodder housing.

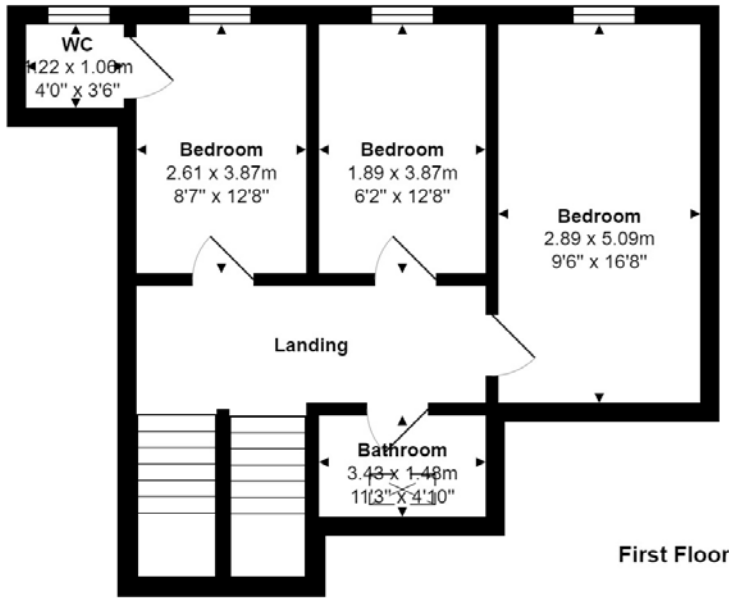
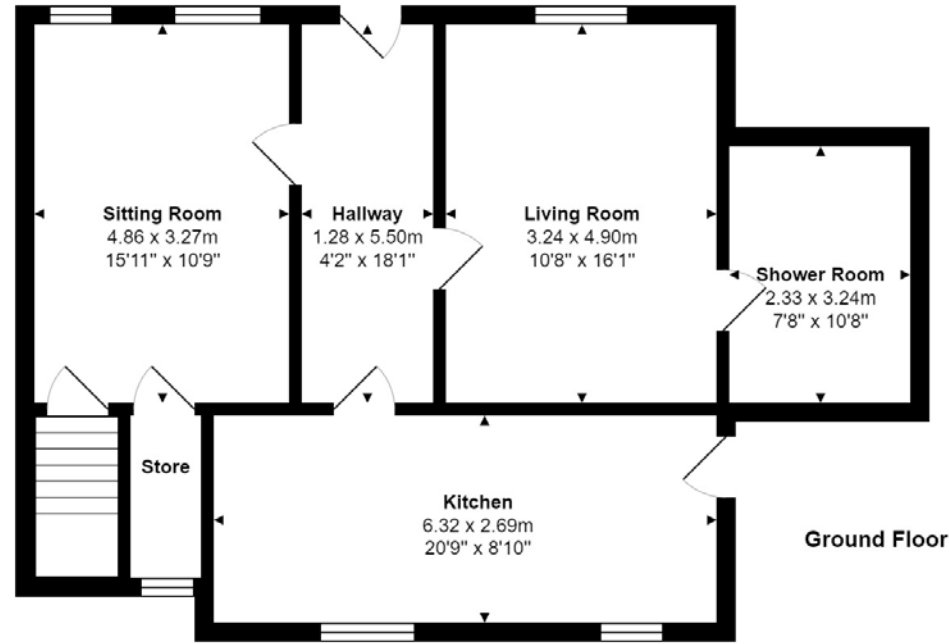
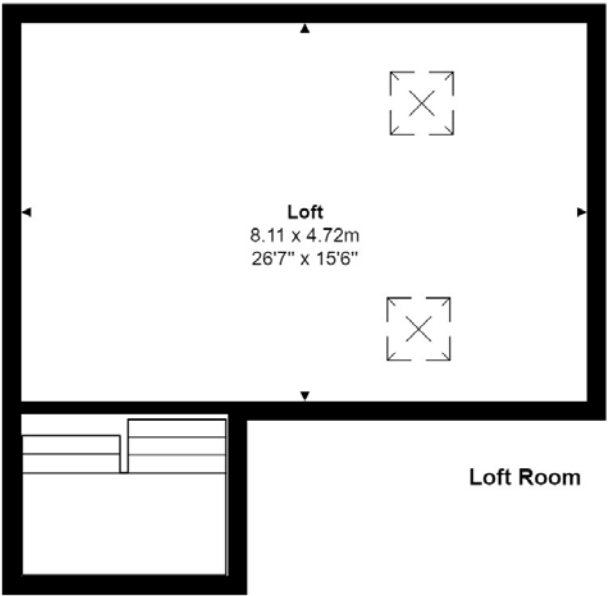


Floor plan

Hendre Wen

Total area:
1.43.04m2.

For illustrative purposes only - not to scale.
The position & size of doors, windows, appliances
and other features are approximate only.



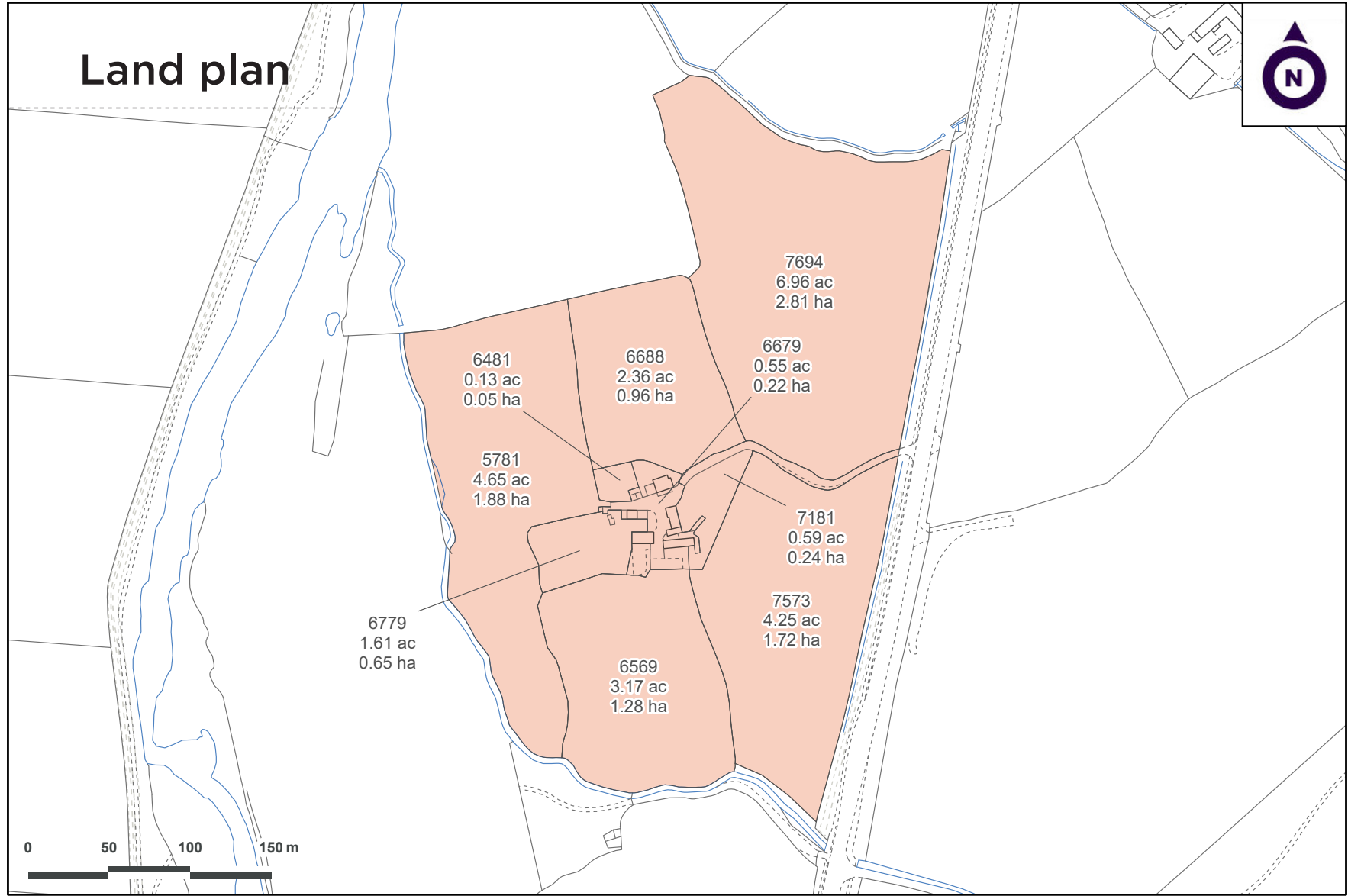
Land

The farmland extends to approximately 22.58 acres in total which surrounds the farmstead.

The farmland is split into good sized parcels which are all easily accessible from the farmstead. The farmland is comprised of improved grassland which is suitable for silage cropping and livestock grazing year round.

The boundaries are a mixture of hedgerows and livestock fencing with the holding being fully stockproof. Hendre Wen benefits from mains water to the fields with a number of water troughs.





Method of Sale

The property is offered for sale by private treaty.

Tenure & Possession

The freehold of the property is offered for sale with vacant possession.

Basic Payment Scheme

The holding is registered by Rural Payments Wales.

Listing Status

Hendre Wen Farmhouse is Grade II* listed as a C17 vernacular farmhouse with especially well preserved interiors. In addition, the former stable block is also included with the listing.

Further details are available from the selling agent.

Services

Hendre Wen is serviced by mains electricity and water, private drainage, and an oil fired AGA.

Wayleaves Easements & Rights of Way

The property will be sold subject to and with the benefit of all wayleaves, easements and rights of way, whether mentioned in these particulars or not.

Health & Safety

Given the potential hazards of a livestock farm we would ask you to be as vigilant as possible when making your inspection, for your own personal safety.



EPC Rating

Hendre Wen Farmhouse:
EPC Rating G (14)

Local Authority

Conwy County Borough Council
www.conwy.gov.uk
Tel: 01492 574000
Snowdonia National Park Authority
www.snowdonia.gov.wales
Tel: 01766 770274

Viewings

Strictly by confirmed appointment with the vendor's agents, Carter Jonas 01248 360414.

Directions

From Llanrwst head south on the A470 towards Betws y Coed. Approximately 1.1 miles after passing the Texaco service station on leaving Llanrwst the turning to Hendre Wen is situated on the right. Follow the track and you will arrive in the farmyard.



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North Wales

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National Rural Agency

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Important information

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