



## Bron Turnor Uchaf Tan-Y-Bwlch, Blaenau Ffestiniog, LL41 3YT

### £690,000

Nestled in the picturesque Tan-Y-Bwlch area of Blaenau Ffestiniog, Gwynedd, this remarkable detached stone longhouse, dating back to 1620, offers a unique blend of historical charm and modern living. Spanning an impressive 2,056 square feet, the property boasts four spacious bedrooms and two well-appointed bathrooms, making it an ideal family home or a tranquil retreat.

As you enter, you are greeted by four inviting reception rooms, each exuding character and warmth, perfect for entertaining guests or enjoying quiet evenings by the fire. The original features throughout the house, including exposed beams and stonework, provide a glimpse into its storied past while ensuring a cosy atmosphere.

Set against the stunning backdrop of the Moelwyns hillside, the property is surrounded by lush woodland and a gentle stream, offering a serene escape into nature. This idyllic setting not only enhances the beauty of the home but also provides ample opportunities for outdoor activities and exploration.

With its rich history, generous living space, and enchanting surroundings, this detached longhouse is a rare find in the heart of Gwynedd. Whether you seek a family residence or a peaceful getaway, this property promises a lifestyle steeped in both comfort and heritage. Do not miss the chance to make this extraordinary home your own.

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Set against the stunning backdrop of the Moelwyns hillside, the property is surrounded by lush woodland and a gentle stream, offering a serene escape into nature. This idyllic setting not only enhances the beauty of the home but also provides ample opportunities for outdoor activities and exploration. In total you will see approximately four acres of grounds. Outside you will find plenty of private parking and within the grounds next to the property is the Garden Room with a veranda and views to die for.

The sellers tell us that they enjoy living in the property, being surrounded by nature yet enjoying a good standard of living and at the same time valuing the tranquil remoteness of the setting while still having easy access to national rail and motorway networks, they feel that being fully part of the changing seasons and being closely aware of the lives the nesting and migrating birds is a lovely part of living here.

They have enjoyed a lovely lifestyle, for example in the summer taking coffee on the slate terrace beside the waterfalls watching the birds and dragon flies in the ravine and of course then in the winter cozying up before a roaring log fire in the drawing room. The conservatory is a particular favourite being able to lounge and be surrounded by blossom, trees and birdsong and from wherever you gaze seeing the valley and mountains beyond.

Given the age of the property there are of course historical facts and stories, previous owners have included a famous Welsh poet as well as a well-known sculptor. The spy Kim Philby often stayed at the holiday cottage above the property and must have stopped on the bridge when passing through on his way to the shops. The history is also manifested in features inside the house with the inglenook fireplace with its in-built salt cellar and the huge oak beam that forms its lintel which then in turn becomes the top step of the winding staircase alludes to the fact that

we can go back to the early 1600s.

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Dimensions

Ground Floor

Hall

Cloakroom WC

Conservatory 7.16m x 2.97m

Lounge 8.39m x 4.90m

Dining Room / Library 4.44m x 3.50m

Music Room / Reception Room 5.11m x 3.10m

Dining Kitchen 5.66m x 3.27m

First Floor

Main Bedroom 6.02m x 3.24m

Bathroom 2.44m x 2.14m

Dressing Room

Bedroom 5.24m x 4.72m

Bedroom 3.55m x 2.28m

En-Suite 2.20m x 1.90m

Bedroom 5.88m x 5.01m

Exterior

Garden Room / Guest 4.97m x 2.20m

Covered Balcony 6.15m x 1.80m

Location

Tan-y-Bwlch is a picturesque hamlet nestled within the community of Maentwrog in Gwynedd, North Wales. Situated in the heart of Eryri (Snowdonia National Park), it offers a blend of natural beauty, historical significance, and cultural heritage.

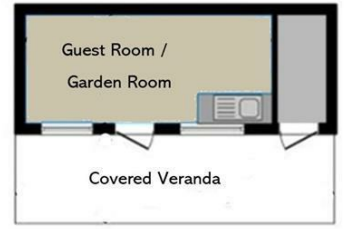
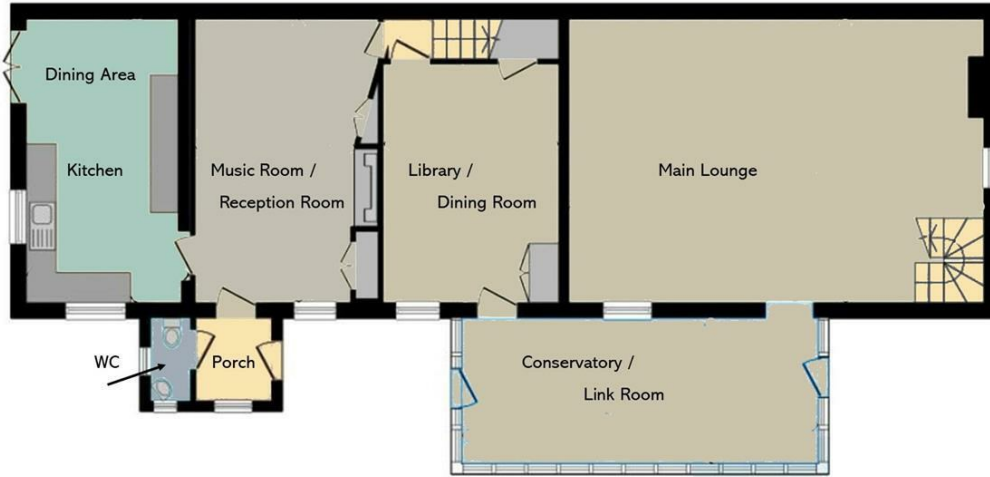
Just above Tan y Bwlch lies Llyn Mair, a 14-acre artificial lake created in 1889 by William Edward Oakeley as a birthday gift for his daughter, Mair. The lake, surrounded by ancient oak woodlands, offers tranquil settings for picnics and leisurely walks. It's also part of a network of footpaths that provide access to the scenic landscapes of the area.

A notable feature of Tan-y-Bwlch is its railway station on the historic Ffestiniog Railway. Established in 1836, this narrow-gauge railway was originally constructed to transport slate from the quarries of Blaenau Ffestiniog to the port at Porthmadog. Today, it serves as a popular heritage railway, offering scenic journeys through the Snowdonia landscape.

Adjacent to Tan-y-Bwlch is the village of Maentwrog, steeped in history and Welsh folklore. The village is home to St. Twrog's Church, named after a 6th-century saint, and is associated with legends involving giants and ancient stones. Maentwrog also features traditional inns and serves as a gateway to exploring the broader region of Eryri.

# Floor Plan

Ground Floor

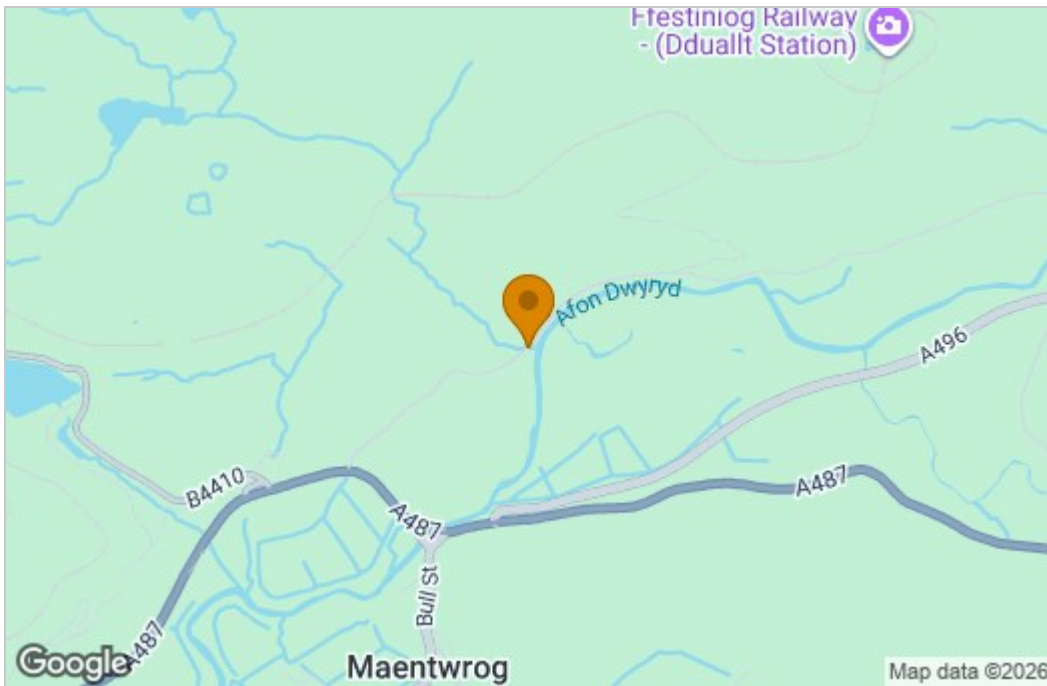


First Floor

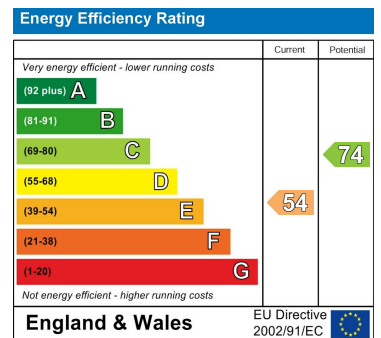


Not to scale ~ for illustrative purposes only

# Area Map



# Energy Efficiency Graph



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