



Hafod Ruffydd Uchaf , Caernarfon, LL55 4UU

£650,000

Imagine waking every morning surrounded by mountains, forest, and timeless Welsh beauty. Welcome to Hafod Ruffydd Uchaf, a truly exceptional 16th century home, set high within the breath-taking Beddgelert Forest, in the very heart of Eryri National Park. This is not just a property – it's a lifestyle, and a rare opportunity to live immersed in one of the most dramatic landscapes in Wales.

Perched in an elevated position with a superb southerly aspect, Hafod Ruffydd Uchaf enjoys commanding views across an almost alpine valley. To the north lies Yr Wyddfa (Snowdon), to the south Moel Hebog, and all around you, the rolling forests and mountains that define this extraordinary corner of the country. Few homes offer such a deep connection to their surroundings.

Dating back to the early 16th century, this characterful stone cottage has been sympathetically modernised while retaining all the charm you would hope for – thick walls, deep window sills, exposed A frame beams, and a striking inglenook alcove that anchors the heart of the home.

Inside, the accommodation is warm, welcoming, and practical. The dual aspect lounge centres around a wood burning stove, perfect for cosy evenings after a day in the hills. The kitchen and breakfast room is designed for family life, with space to gather around the table, complemented by modern appliances and thoughtful updates. Upstairs, generous bedrooms enjoy wonderful views, with the main bedroom benefiting from a contemporary en suite

Adding further appeal is the attached annexe, known as The Cottage, currently used as a holiday let. With its vaulted ceiling, open plan living space, kitchen, and shower room, it offers flexibility for guests, extended family, or income potential. There is also scope, subject to repair or replacement of the log cabin, to create a highly attractive holiday let business in a location that visitors return to time and time again.

Outside, the property continues to impress. Traditional stone barns and outbuildings provide extensive workshop, storage, and office space, all with power and lighting, making them ideal for creative projects or home based businesses. The gardens are generous and natural, complete with a stream running through them, while ample parking and turning space add everyday convenience.

Despite its wonderfully secluded feel, Hafod Ruffydd Uchaf is just under two miles from the picturesque village of Beddgelert, with its pubs, cafés, shops, and primary school. The famous Welsh Highland Railway passes nearby, offering a unique and charming connection to Caernarfon and the coastal port of Porthmadog.

For lovers of the outdoors, this location is unrivalled – walking, cycling, climbing, watersports, and some of North Wales' most iconic attractions are all within easy reach. And when you need wider amenities, Caernarfon, Porthmadog, and Betws y Coed are all comfortably accessible.

In short, Hafod Ruffydd Uchaf is a rare and inspiring home – rich in history, surrounded by nature, and perfectly positioned for a life less ordinary. Homes like this simply do not come along often.

Ground Floor

Entrance Hall

WC

Kitchen/Breakfast Room

4.99m x 5.31m

Max: into alcove.

Lounge

4.88m x 5.32m

Max dimensions.

First Floor

Landing/Study

Bedroom 1

4.26m x 5.56m

Max dimensions.

En-suite

Bedroom 2

2.43m x 3.19m

Bathroom

2.45m x 2.33m

The Cottage (Annexe)

Living Room/Bedroom

3.44m x 4.22m

Kitchen

2.99m x 2.62m

Shower Room

2.56m x 1.58m

Max dimensions.

Outbuildings

Barn/Workshop

6.59m x 3.71m

Max dimensions.

Utility

2.04m x 2.46m

WC

Store

Barn 2

7.39m x 4.31m

Outbuilding/Storage

8.29m x 3.94m

Max dimensions.

Location

Beddgelert is a small but iconic village in Gwynedd, North Wales, set within Eryri National Park (Snowdonia). It sits where the River Glaslyn meets the Afon Colwyn, surrounded by wooded valleys, steep mountain slopes, and some of the most dramatic scenery in Wales. The village is widely regarded as one of the most picturesque mountain settlements in the country.

Beddgelert lies in a valley beneath Moel Hebog, with Yr Wyddfa (Snowdon) rising to the north. The surrounding area includes the Aberglaslyn Pass, Nant Gwynant, ancient woodland, waterfalls, and mountain lakes, all within immediate reach of the village.

The village is built largely from local dark stone, giving

it a cohesive, timeless appearance that blends naturally with the surrounding landscape. At its centre is a historic stone bridge crossing the river, one of Beddgelert's most photographed landmarks.

Beddgelert is famously associated with the legend of Gelert, the faithful hound of Prince Llywelyn the Great. According to the well known folk tale, Gelert saved Llywelyn's infant son from a wolf but was tragically killed by mistake, leading to his burial near the village. A site known as Gelert's Grave remains a popular place to visit just south of the village.

Historically, the village name is believed to derive not from the dog but from Saint Gelert, an early Celtic Christian missionary who settled in the area in the early medieval period. The grave itself was likely created in the late 18th century to encourage tourism, but the legend has since become inseparable from the village's identity.

Despite its rural setting, Beddgelert offers a strong range of local amenities, including some traditional pubs and restaurants, cafés and ice cream parlours, craft shops and small independent retailers as well as a convenience store and post office.

The village has a long tradition of hospitality and is popular with walkers, cyclists, families, and visitors seeking a quieter, scenic alternative to larger Snowdonia towns.

Beddgelert is particularly well known as a base for outdoor adventure. From the village, there is direct access to mountain and woodland walks, the Aberglaslyn Gorge riverside path, several routes towards Snowdon and the Moel Hebog range and of course cycling and multi use trails such as Lôn Gwyrfai.

A major attraction is the Welsh Highland Railway, which runs through the village between Caernarfon and Porthmadog, offering one of the most scenic steam train journeys in the UK.

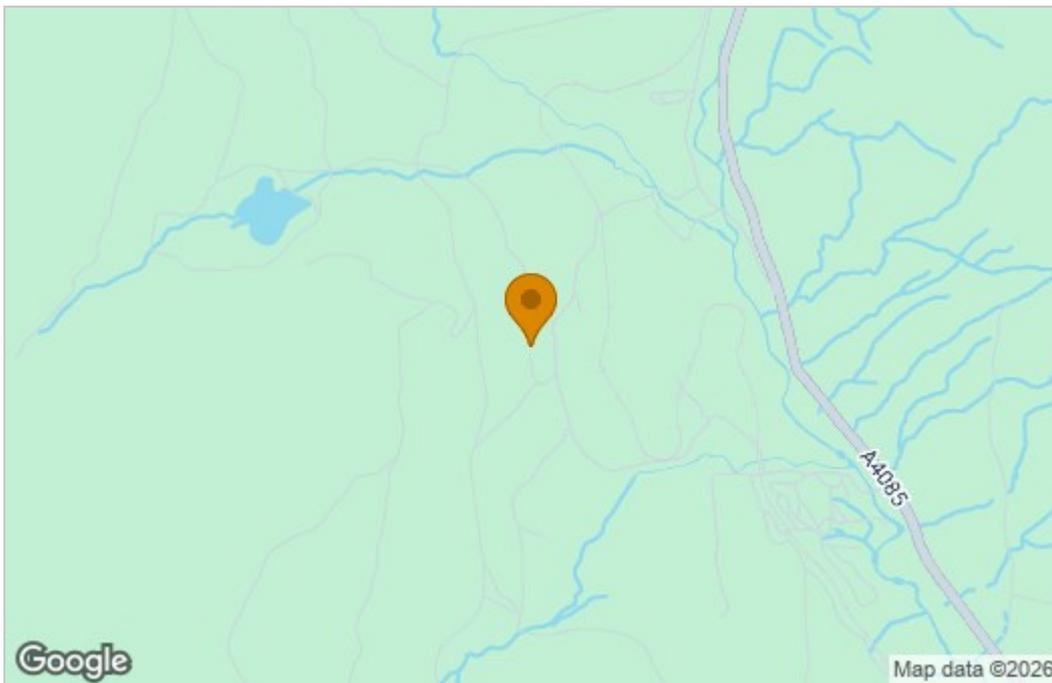
Nearby attractions also include Sygun Copper Mine, castles, coastline destinations, and wider Snowdonia adventure activities

Floor Plan



Not to scale - for illustrative purposes only

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		52	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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