

CAE CANOL MAWR

CWM TEIGL, FFESTINIOG, GWYNEDD



JACKSON-STOPS

**CAE CANOL MAWR, CWM, TEIGL,
FFESTINIOG, GWYNEDD, LL41 4RF**

APPROX GROSS INTERNAL FLOOR AREA: 1,345 SQ FT / 152 SQ M

A CHARMING GRADE II* LISTED 16TH
CENTURY FORMER FARMHOUSE WITH TWO
COTTAGES CURRENTLY USED AS 3 LETTING
UNITS, OCCUPYING A TRANQUIL POSITION
WITH PANORAMIC VIEWS ACROSS THE VALLEY



DISTANCES

BLAENAU FFESTINIOG - 4 MILES
PORTHMADOG - 11 MILES
CAERNARFON - 29 MILES
CHESTER - 60 MILES
SHREWSBURY - 63 MILES
LIVERPOOL - 68 MILES
MANCHESTER - 98 MILES
(DISTANCES APPROXIMATE)

CAE CANOL FARMHOUSE

- | | |
|-----------------|---------------|
| - Entrance Hall | - Living Room |
| - Kitchen | - Bedroom 1 |
| - Bathroom | - Bedroom 2 |

CAE CANOL COTTAGE

- | | |
|-----------------------------|---------------------|
| - Kitchen with Sitting Area | - Mezzanine Bedroom |
| - Shower Room | - Communal Utility |

CAE CANOL BACH

- | | |
|-----------------------------|---------------------|
| - Kitchen with Sitting Area | - Mezzanine Bedroom |
| - Shower Room | |

OUTSIDE

- | | |
|--------------------------|---------------------------|
| - Parking & Turning Area | - Commanding Views |
| - External Store | - In all about 1.08 acres |
| - Stone Seating Areas | (0.43 ha) |





LOCATION

Cae Canol Mawr is situated in a tranquil, rural location above the village of Llan Ffestiniog, accessed firstly via a no through lane and then a graveled track. The property enjoys far reaching, south westerly views down the valley towards the village. From the property there is extensive walking via various footpaths throughout Ffestiniog and the quarries and further to the Snowdonia Mountain Range. The larger village of Blaenau Ffestiniog is 4 miles distant and offers a selection of local services for everyday needs including dentist, doctors' surgery, church, Co-op, pubs and train station. For a more comprehensive range of shops and amenities including several supermarkets, marina and sailing club, Porthmadog is 11 miles distant.

On the recreational front there is excellent walking both inland in the foothills of Snowdonia and indeed the mountains, as well as along the coastline and numerous sandy beaches a short distance from the property. Other outdoor pursuits include mountain biking, climbing, canoeing and white water rafting. There is Surf Snowdonia at Dolgarrog and ZipWorld at Llanberis along with the well know Ffestiniog Mountain Railway and Welsh Highland Railway offering scenic journeys with views across the countryside. There are golf courses at Porthmadog, Harlech, Abersoch and Nefyn and for the sailing enthusiast there is the yacht and sailing club in Porthmadog complemented by a marina with moorings at Pwllheli.

COMMUNICATIONS

The nearby Porthmadog by-pass to the west connects to Caernarfon from which access is gained to the A55 expressway. This allows ease of travel throughout North Wales and further to Chester where the M53 & M56 motorways connect to Liverpool and Manchester, which are both served by international airports. To the east of Llan Ffestiniog the A5 & A494 provide access for those travelling again to Chester or further to Shrewsbury, Birmingham and The Potteries. Travel to London is available from Llandudno Junction Station which provides a circa 3hr 30 mins rail service to Euston. There is also small mainland train service to Llandudno from nearby Blaenau Ffestiniog train station.



Cae Canol Bach



Cae Canol Bach



Cae Canol Bach

DESCRIPTION

Cae Canol Mawr is listed Grade II* and believed to date from the early 16th Century being described as a rare example of a small hall-house with its original layout intact within the farmhouse. The farmhouse and cottages are constructed of rubble stone on boulder plinths with slate roofs. The main farmhouse contains an impressive original vaulted ceiling beneath vernacular roof with exposed timbers and trusses throughout. Cae Canol Cottage is stepped back slightly dating from the 19th Century having previously been used for agriculture and Cae Canol Bach was a former dilapidated outbuilding which has been restored and converted. During the owners tenure the property has been carefully modernised and now offers the opportunity for purchasers to acquire a main residence with two letting units or as currently used being 3 independent, self-contained letting units which create a useful income.

CAE CANOL BACH

Cae Canol Bach is a detached 1 bedroom unit being arranged for the most part at ground floor level with mezzanine bedroom above. The front door leads immediately into the kitchen and sitting area with separate side door to the outside. The kitchen space has a tiled floor, fitted wall and base units, Beko 4 ring oven & hob, stainless steel sink with drainer and separate Indesit dishwasher. The sitting area has boarded floor, vaulted ceiling and log burner on a tiled hearth. Off the kitchen is the shower room which has a laminate floor, low flush w.c, pedestal hand basin and tiled shower cubicle with Mira fittings. From the sitting area an open staircase leads to the mezzanine bedroom which is a double room with dual velux windows within a vaulted ceiling and has space for shelving & cupboards. To the outside of Cae Canol Bach there is a large parking area accessed via a part tarmac and rubble driveway from the main parking area to the farmhouse. From the side door there is a stone seating area from which there are panoramic views of the countryside and valley.



Cae Canol Farmhouse



Cae Canol Farmhouse



Cae Canol Farmhouse



Cae Canol Farmhouse



Cae Canol Farmhouse



Cae Canol Farmhouse

CAE CANOL FARMHOUSE

The farmhouse offers a spacious 2 bedroom property arranged over two floors. An original front door opens into a wide hall with tiled floor and partition walls containing original beams. To the left of the hall is bedroom 2 currently used as a twin room with exposed timbers & beams, tiled floor and window with shutter over the garden. At the end of the hall is the kitchen with wall and base units, Neff electric oven, hob & extractor, Kohler sink with drainer and plumbing for fridge/freezer. Off the kitchen is the bathroom with tiled floor and part tiled walls, integrated bath with Mira shower fittings, pedestal hand basin, low flush w.c. and media cupboard. To the right of the hall is the sitting room with tiled floor, impressive vaulted ceiling with exposed timbers, dual aspect with deep sills & shutters and inglenook fireplace with log burning stove within. From the sitting room an open slate slab staircase leads to the principal bedroom being a spacious double room with vaulted ceiling containing exposed beams, trusses & purlains. To the far end of the bedroom is a cosy seating area with small fireplace with log burning stove and beam above.



Cae Canol Farmhouse



Cae Canol Farmhouse

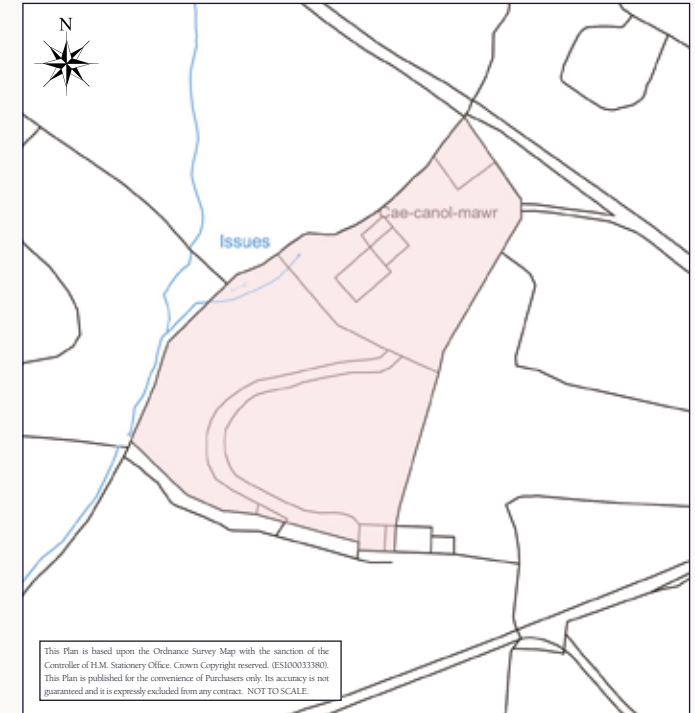
CAE CANOL COTTAGE

Cae Canol Cottage is a 1 bedroom unit being attached to the gable end of the farmhouse believed to date from the 19th Century. A glazed door opens into the kitchen & sitting room which two windows overlooking the side garden. The kitchen area has oak flooring, fitted wall & base units incorporating plumbing for fridge/freezer, Beko 4 ring oven & hob and stainless steel sink with drainer. The sitting room is off the kitchen with the oak flooring continuing throughout, having a vaulted ceiling and log burning stove on a slate hearth. The shower room is accessed off the sitting room with a laminate floor, low flush w.c, pedestal hand basin and tiled shower cubicle with Mira fittings & glazed screen. Adjacent to the shower room is the communal utility which has a slate floor, base units with tiled tops, Belfast style sink and plumbing for washing machine & tumble dryer. There is also an external door for the farmhouse and Cae Canol Bach's use. The mezzanine bedroom is accessed off the sitting room via an open staircase having two velux windows and storage space.

OUTSIDE

The gardens & grounds at Cae Canol Mawr extend to just over 1 acre and comprise a combination of grassed areas, seating areas, rough grazing and driveway/parking. 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.





PROPERTY INFORMATION

Address: Cae Canol Mawr, Cwm Teigl, Ffestiniog, Gwynedd, LL41 4RF.

Tenure: Freehold with vacant possession.

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

Local Authority: Gwynedd Council. Tel: 01766 771000.

Council Tax: To be advised.

Fixtures: Unless specifically mentioned in these particulars all contents, fixtures and fittings, garden ornaments, statues, carpets and curtains are specifically excluded from the sale. Certain items may be available by separate negotiation.

Third Party Rights: The property is sold subject to all existing wayleaves, easements and rights of way, public or private,

whether specifically mentioned or not. In this connection, the vendors have the benefit of a vehicular right of way from the cattle grid to the property. The right of way crosses through two landowners, full details of which are available on request.

Town & Country Planning: It should be noted that a planning condition prevents the individual units being sold independently and stipulates that the property must remain as a single entity.

Viewing: Strictly by appointment via Jackson-Stops, Chester office Tel: 01244 328 361

Directions: Travelling from Chester via 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.



CAE CANOL MAWR

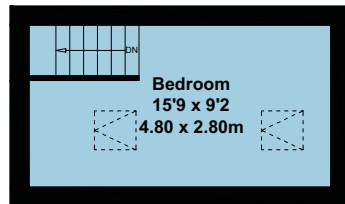
APPROX GROSS INTERNAL FLOOR AREA:

CAE CANOL BACH = 411 SQ FT / 38.17 SQ M

CAE CANOL FARMHOUSE = 513 SQ FT / 74.68 SQ M

THE COTTAGE = 421 SQ FT / 39.15 SQ M

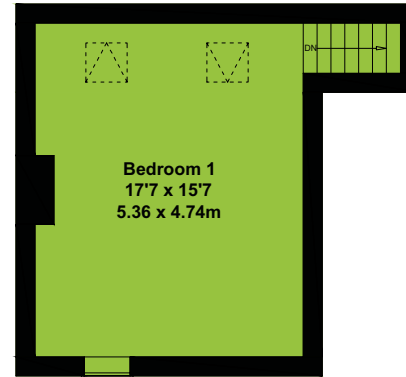
Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy, however all measurements are approximate. This floor plan is for illustrative purposes only and is not to scale.



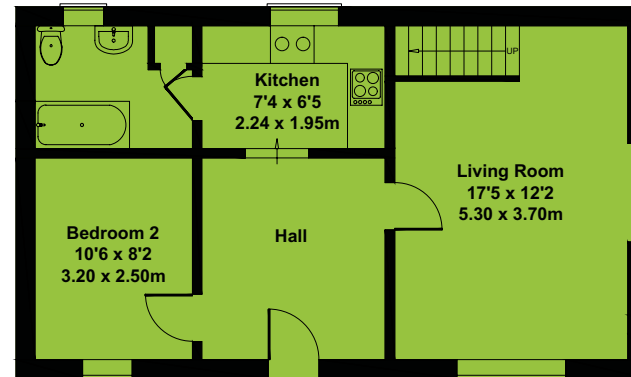
**CAE CANOL BACH
(FIRST FLOOR)**



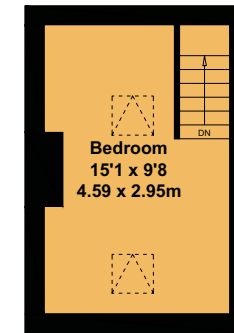
**CAE CANOL BACH
(GROUND FLOOR)**



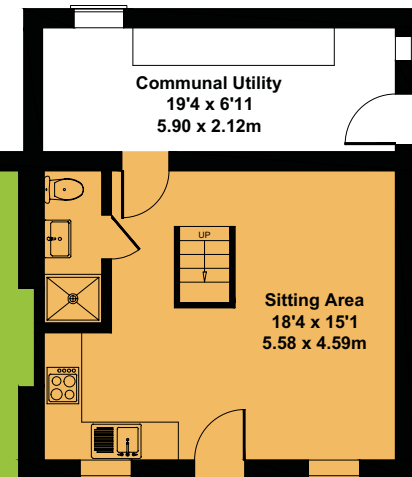
**CAE CANOL FARMHOUSE
(FIRST FLOOR)**



**CAE CANOL FARMHOUSE
(GROUND FLOOR)**



**CAE CANOL COTTAGE
(FIRST FLOOR)**



**CAE CANOL COTTAGE
(GROUND FLOOR)**

Important Notice 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.



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