

FRON FEUNO HALL

BALA, GWYNEDD



JACKSON-STOPS

**FRON FEUNO HALL, LLANYCIL,
BALA, GWYNEDD, LL23 7YF**

TOTAL APPROX. GROSS INTERNAL AREA: 5021 SQ FT / 466.5 SQ M (MAIN HOUSE)

AN ATTRACTIVE PERIOD HOUSE OCCUPYING
A PRIVATE POSITION WITH SPECTACULAR
VIEWS ACROSS LAKE BALA TO THE
MOUNTAINS BEYOND



**AVAILABLE BY SEPARATE
NEGOTIATION**

LOT 2 - 2 RODS ON THE RIVER DEE

**LOT 3 - 0.80 ACRE PLOT OF LAND
AGAINST THE FORESHORE TO LAKE BALA**

FRON FEUNO HALL

GROUND FLOOR

- Vestibule
- Staircase Hall
- Drawing Room
- Dining Room
- Kitchen with Breakfast Room off
- Back Porch
- Cloakroom/W.C.
- Boot Room
- Lobby
- Boiler Room
- Lift Shaft

FIRST FLOOR & SECOND FLOORS

- Bedroom 1 with en-suite Bathroom & Dressing Area
- Bedroom 2 with en-suite Shower Room
- Bedroom 3
- Bedroom 4
- 2 Bathrooms
- Linen Room
- Lift Shaft
- Bedroom 5/Office
- 2 Attic Rooms

FRON FEUNO COTTAGE

- Sitting Room
- Kitchen
- Bedroom 1
- Bedroom 2
- Bathroom
- Outhouses & Garage
- Private Garden

OUTBUILDINGS

- Former Granary
- Stable Building/Annexe
- Double Carport
- Single & Double Garages

OUTSIDE

- Private Drive & Parking Area
- Tiered Lawned Gardens
- Side Garden with Former Tennis Court
- Rear Drive to Outbuildings
- Paddock Land
- Woodland
- In all about 5.11 acres (2.06 ha)



DESCRIPTION

Fron Feuno Hall occupies a prominent yet private position above Lake Bala standing in a mature garden setting. It comprises an impressive period residence constructed of stone incorporating double glazed windows, set within stone sills & lintels beneath a pitched slate roof. The main house which is believed to date from the early 19th century offers generous family accommodation and in addition to which there is a cottage which is ideal for staff, dependent relatives or potentially for letting. To complement the house there are a collection of domestic outbuildings including the former granary & stables. The stables have been converted but not occupied and could serve as an annexe to the house or home office.

LOCATION & COMMUNICATIONS

Fron Feuno Hall is situated just beyond Bala within an extremely picturesque part of the Snowdonia National Park. Occupying an elevated position above the lake the setting is





one of the key attributes of Fron Feuno Hall with delightful uninterrupted views across the water against the backdrop of the mountains.

Bala town centre provides a comprehensive range of services to include high street banks, local mini-supermarkets, surgery, local stores, independent traders and various pubs & eateries. On the recreational front there are many scenic walks locally including along the Arenig, Berwyn and Snowdonia Ranges. Cycling and mountain biking are well provided for at Llandegla and Coed y Brenin near Dolgellau, and on Bala Lake there is a sailing club, kayaking and paddle boarding. There many other outdoor pursuits locally including white water rafting, gorge walking, paintball and several golf courses nearby including at Bala and Llangollen.

Schooling is well provided for in the area, with state primary and secondary schools in Bala, and for those seeking private education there are independent schools at Oswestry School, Moreton Hall, Ellesmere College & Shrewsbury.

The property enjoys good road communications being approximately 10 miles from the A5 accessing Snowdonia, Chester, Shrewsbury and Wrexham. Both Liverpool and Manchester, which are served by international airports, are within daily travelling distance, and there is a regular rail service to London from both Chester and Shrewsbury stations.

DISTANCES

BALA 1 MILE

CORWEN 12 MILES

WREXHAM 31 MILES

CHESTER 43 MILES

SHREWSBURY 45 MILES

LIVERPOOL 53 MILES

MANCHESTER 80 MILES

(DISTANCES APPROXIMATE)

FRON FEUNO HALL

ACCOMMODATION

Fron Feuno Hall is a substantial detached family house, designed to take full advantage of its picturesque setting with all the principal reception rooms & bedrooms overlooking the gardens, lake & mountains. The interior contains well proportioned rooms retaining considerable character with high ceilings, moulded cornice work, feature fire places, impressive staircase, exposed beams, decorative woodwork, plaster panelling and polished wood floors. The accommodation which is arranged over three floors has the benefit of oil central heating and timber double glazed windows to the majority of rooms. Whilst the property has been well maintained there is clearly scope to refurbish and possibly reconfigure certain aspects of the layout.





GROUND FLOOR

From the driveway with parking area against the south west front access is gained to a glazed vestibule which opens to the staircase hall. The hall has a tiled floor, wood burning stove and impressive shallow tread staircase with intricate carved wood detailing. From the hall access is gained to the principal reception rooms and at the end of which is a lobby. The drawing room is an elegant and generously proportioned room with central stone fireplace incorporating a sealed wood burner. The room has the benefit of a decorative moulded ceiling cornice, plaster panelling to the walls, two built-in units with shelving and a polished wood floor throughout. The focal point of the drawing room is a deep bay window with window seat taking advantage of the views across the garden towards the lake & mountains and in the corner of the room French windows open to the garden. The dining room is accessed from the hallway and there is also an inter-connecting door from the drawing room and the kitchen. The dining room has exposed beams, feature stone fireplace with deep hearth, French windows to the garden and woodblock floor. Beyond is the kitchen which contains cream painted wall & base units beneath granite work surfaces incorporating a twin bowl stainless steel sink unit with drainer. The kitchen appliances include a 4 oven AGA with warming plate, integrated fridge, Fisher & Paykel dishwasher draws and microwave.





The kitchen has a tiled floor which extends into the breakfast room with space for a table & chairs together with seating area. To the rear of the kitchen and breakfast room is the rear hall with lift shaft and lobby. From the lobby is an inter-connecting door to the boot room with walk-in storage cupboard. From the boot room there is an external door to the back of the house and an internal door accessing the boiler room which contains an oil fired Trianco boiler together with stainless steel sink unit and plumbing for washing machine & tumble dryer.

FIRST & SECOND FLOORS

The staircase leads to a wide landing with picture window and the landing spans the full length of the house. Immediately off the landing is the master bedroom which is a generously sized room overlooking the lake. On entering the master bedroom there is a bank of fitted wardrobes and within the bedroom French windows open to a railed balcony with views up the

garden and across the lake. The master bedroom has en-suite facilities with tiled shower, pedestal hand basin and low flush w.c. Adjacent to the master bedroom is a walk-in storage cupboard and stairs to the second floor, serving two attic rooms. Bedroom 5 which has most recently been used as an office having sealed fireplace with built-in shelving to one side. The landing extends beyond the stairs leading to 3 further bedrooms arranged across the front of the house, overlooking the lake. On the opposite side of the landing is a family bathroom serving bedrooms 3 and 5. Bedroom 3 is a large double room with built-in wardrobes, whilst the bathroom has a panelled bath, pedestal hand basin and low flush w.c. Adjacent to the bathroom is a linen cupboard and external door. On the rear landing is a lift shaft and further bathroom serving bedroom 4 which is a twin room. The bathroom has been recently updated with laminated floor, panelled walls, glazed shower cubicle, low flush w.c., pedestal hand basin,

heated towel rail and sauna. Bedroom 2 is a further double bedroom with dual aspect and en-suite facilities which include a glazed shower cubicle, hand basin, low flush w.c. and heated towel rail.

FRON FEUNO COTTAGE

Fron Feuno Cottage is a detached two-bedroom property believed to have been constructed in the mid 20th century being constructed of block with rendered elevations beneath a slate roof. Fron Feuno Cottage is accessed off the rear drive and is situated beyond the main house. It is a completely self-contained property with private garden and a series of outhouses together with parking area and single garage. The accommodation is single storey and has the benefit of electric heating throughout.



THE OUTBUILDINGS

In addition to the cottage there are a series of useful outbuildings within the grounds to Fron Feuno Hall. The main courtyard is accessed off the rear drive which runs behind the house with stone retaining walls. On entering the courtyard there is a double carport constructed of stone with slate roof and adjacent to which is the former stables. The Stables are constructed of stone under a slate roof. It has been recently converted with the walls being plastered and decorated throughout and double glazed windows and doors & skylights have been fitted. At ground floor level there are two rooms (5.84m x 4.88m & 3.35m x 2.49m) together with gardeners w.c. At first floor level there is one larger vaulted room (7.70m x 5.86m) with double doors to rear and French windows to other end. The Stables would be well suited to a variety of uses, including ancillary accommodation to the main house,

games room or home office. Beyond the Stables is a parking and turning area in front of the former Granary. The Granary has now fallen into a state of disrepair and would need a scheme of works to make useable again. In this connection, The Granary has previously had planning permission for conversion into a holiday letting cottage but the permission has since lapsed without works commencing. Behind The Granary is a double garage (5.62m x 5.61m) with two separate doors, constructed of brick under a slate roof and provides useful secure storage.

THE GARDENS

The drive to Fron Feuno Hall rises from the road before reaching a fork. The front drive continues to the right and the rear drive to the left which passes behind the main house.

There is ample parking for several cars against the south west elevation together with single garage. To the front of the house is a large stone patio with space for seating and dining areas, below which is a formal lawn divided by a slate track which continues to the side gardens. The patio is accessed from all the principal rooms including the kitchen and has uninterrupted views across the lake. The gardens comprise for the most part tiered lawns divided by box hedging, interspersed with ornamental trees & shrub borders. The upper lawn is a grass tennis court and within the side garden is a former greenhouse structure albeit now requiring a comprehensive refurbishment. Below the garden is the lower field which slopes down to the road. The field has a pedestrian gate off the lawn and also a 5-bar gate off the main drive for agricultural vehicles. The field is laid to grass and banky, being best suited to grazing and moving. The whole extends to 5.11 acres (2.06 ha).



PROPERTY INFORMATION

Address: Fron Feuno Hall, Llanycil, Bala, Gwynedd, LL23 7YF

Tenure: The property is freehold with vacant possession.

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.

Local Authority: Gwynedd Council, Pwllheli -
T: 01766 771000.

Services:

Fron Feuno Hall - Mains Water & Electric. Oil Central Heating. Private Drainage. Telephone line and Broadband connection.

Fron Feuno Cottage - Mains Water & Electric. Electric Central Heating. Private Drainage. Telephone line and Broadband connection.

Article 4 Direction: If a property is used for residential purposes (as a permanent home) it will need planning permission for use as either a second home or holiday let. If the property is an existing second home or mixed use (Second Home/holiday let) then planning for change of use is not required.

Council Tax:

Fron Fueno Hall – Tax Band H £4,603.72 payable 2025-26.

Fron Feuno Cottage – Tax Band F £3,324.91 payable 2025-26.

Town & Country Planning: Fron Feuno Hall is not listed, nor in a local Conservation Area. However, the property in its entirety does lie within the Snowdonia National Park.

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.

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



DIRECTIONS

Having travelled into Bala from the north east, continue along the high street, leaving the town along the A494. Having left the town continue for approximately 500m and the entrance gates to Fron Feuno Hall will be seen on your right-hand side. To note as you turn off the road there are 3 sets of gate posts in a row and the drive to Fron Feuno Hall is the right-hand set.

AVAILABLE BY SEPARATE NEGOTIATION

Lot 2 comprises fishing rights for 2 rods on the north bank of the River Dee at Lon, Nr Llanuwchllyn at the south west end of Lake Bala. Access is courtesy of a pedestrian right of way across the neighbouring fields.

Lot 3 comprises a plot of land colour washed blue on the sale plan, close to the foreshore of Lake Bala. It is situated on the opposite side of the road to Fron Feuno Hall adjacent to St Beuno's Church. It has road frontage and is accessed via a 5-bar gate. Extending to 0.80 acres, the land is generally flat but overgrown and divided by a small watercourse. The land directly in front which forms the foreshore is owned by Snowdonia National Park.



FRON FEUNO HALL

APPROXIMATE GROSS INTERNAL AREA:

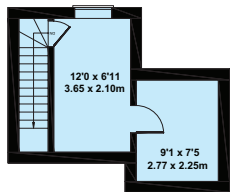
HOUSE = 5021 SQ FT / 466.5 SQ M

COTTAGE = 719 SQ FT - 66.80 SQ M

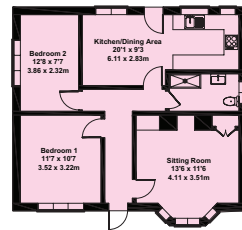
STABLES = 929 SQ FT / 86.35 SQ M

GARAGE = 364 SQ FT / 33.81 SQ M

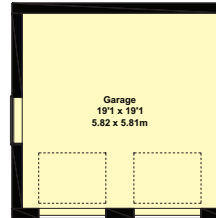
Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy, however all measurements are approximate. This floor plan is for illustrative purposes only and is not to scale.



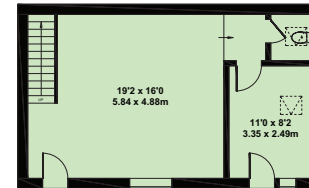
Second Floor



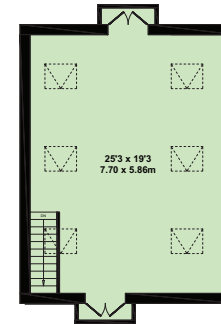
Cottage



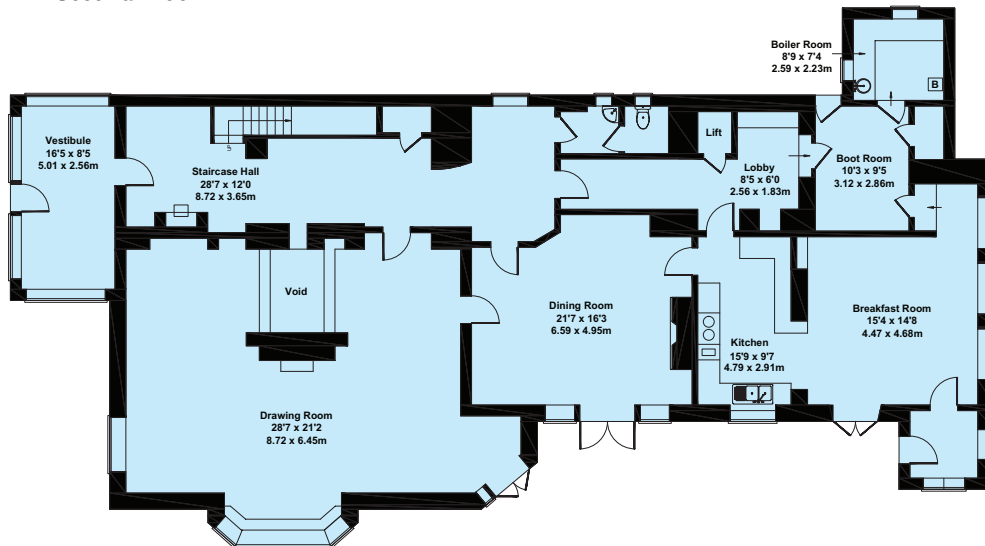
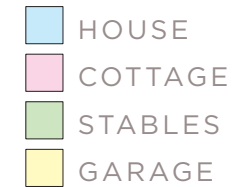
Garage



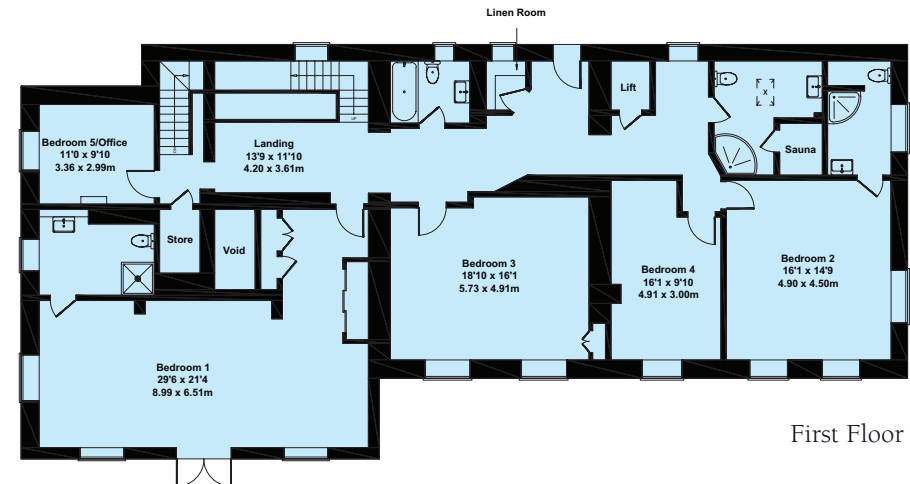
Stables Ground Floor



Stables First Floor



Ground Floor



First Floor

Important Notice Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Brochure by wordperfectprint.com.



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