Bryn Melyn

Blaenau Ffestiniog

Dafydd Hardy

Coast & Country

Bryn Melyn



If you are searching for a peaceful and secluded retreat in the heart of Eryri (Snowdonia) National Park, this exceptional property offers far more than first meets the eye. Set within approximately 8.7 acres of private grounds comprising landscaped gardens, open fields, and ancient woodland, this rare opportunity includes a charming two-Bedroom stone Cottage, an adjoining two-Bedroom annex, a cinema cabin, and a separate log cabin currently operating as a successful holiday let. Both properties offer characturful and original features throughout, while both cabins benefit from their own wood-fired hot tubs, creating an idyllic setting to relax and unwind amidst spectacular natural surroundings. Situated on the outskirts of Blaenau Ffestiniog, the property enjoys a tranquil position while remaining conveniently close to local amenities which are a short drive away. The village includes independent shops, businesses, a convenience store, and a railway station. A wider range of facilities can be found in nearby Porthmadog. The area is renowned for its breathtaking scenery, with numerous walking trails and outdoor pursuits accessible directly from the doorstep.



MAIN COTTAGE

The main residence entrance opens into a spacious Lounge featuring beautiful slate flooring, dual-aspect windows, a log-burning stove set within the original chimney breast, understairs storage, and a staircase leading to the first floor. A few steps up lead up to the Kitchen, which is fitted with traditional wooden cabinetry and worktops, a double-width Belfast sink, slate flooring, and dual-aspect windows that flood the room with natural light. A separate staircase provides access to the second Bedroom, featuring original wooden flooring and two Velux windows. This space could also be utilised as a home office. An opening from the kitchen leads into the Conservatory area currently used as a dining area/porch, where panoramic views across the gardens create a wonderful space for entertaining or everyday dining.

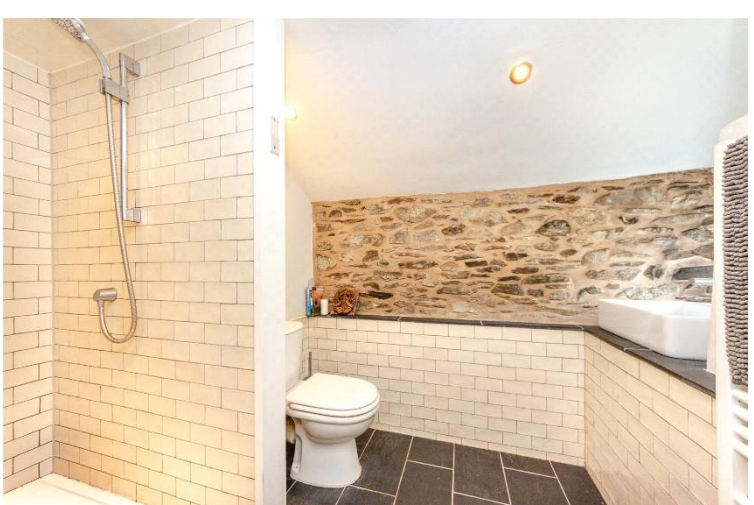
On the first floor, the Landing benefits from a front-facing window and a useful storage cupboard above the stairs. The principal bedroom is generously proportioned, with dual-aspect windows, original wooden flooring, and a built-in cupboard housing the hot water cylinder. Completing the accommodation is a beautifully appointed Shower Room featuring a walk-in shower, WC, wash basin, heated towel rail, slate flooring, partial wall tiling, and an exposed stone feature wall.











ADJOINING ANNEX

The versatile annex can be accessed independently via double patio doors opening into the lounge/dining area, or through a lockable internal door from the main cottage, making it ideal for multigenerational living, guest accommodation, or income potential. The lounge/diner boasts impressive vaulted ceilings, laminate flooring, a Velux roof window, and a staircase leading to the first-floor bedroom. To the rear is a modern shower room fitted with a walk-in rainfall shower, WC, wash basin, tiled flooring, and partially tiled walls. Several steps lead down to the kitchen, which features wooden cabinetry, solid worktops, a freestanding cooker with extractor hood, plumbing for a dishwasher, laminate flooring, and dual-aspect windows. Bedroom Two is located off the kitchen and includes attractive timber panelling, a front-facing window, and an external side entrance. Upstairs, the principal bedroom enjoys a charming circular feature window and Velux windows to both the front and rear elevations. Additional storage is available within the partitioned eaves space.





GROUNDS & OUTDOOR SPACE

The grounds are a true highlight of this remarkable property. Extending to approximately 8.7 acres, they offer a wonderful blend of managed gardens and natural woodland, creating an environment rich in wildlife and tranquillity. To the front of the property, a gravel pathway bordered by colourful shrubs and planting leads to a sheltered lean-to porch. The surrounding land extends beyond the immediate gardens, sloping gently towards boundary fencing, mature trees, and ultimately down to the river, which can be accessed via a gated pathway. To the rear, well-maintained lawned areas feature a variety of fruit trees, a storage shed, and a log store backing onto woodland. Adjacent mature gardens are filled with an array of shrubs, plants, and trees, with winding gravel paths creating a tropical-inspired atmosphere. These pathways lead to a greenhouse and the property's water filtration system, while further woodland and natural areas extend beyond. Positioned to the right of the cottage is the first of the two cabins, currently used as a dedicated cinema room. Fully insulated and equipped with power, lighting, and heating, it offers a comfortable year-round retreat. Outside, a decked seating area with partial cover and a wood-fired hot tub provides the perfect place to relax. To the left of the property, a pathway leads to the second log cabin. Currently operating as a successful holiday let, the cabin includes an open-plan living and dining area, kitchen, bedroom, wet room, and underfloor heating. A large, decked terrace with BBQ area and a second wood-fired hot tub enjoys complete privacy within its woodland setting. The remaining land has been largely left in its natural state, enhancing the property's sense of seclusion and connection to nature.

ACCESS

The property is accessed exclusively on foot, contributing significantly to its peaceful and private atmosphere. A driveway from the main road leads to a parking area and a private double garage with an up-and-over door. From here, the property is approximately a five-minute walk along a scenic path featuring some uneven and uphill sections. Along the way, you will cross a bridge offering stunning views of a waterfall and the river below before arriving at the private gated entrance.

Viewing is highly recommended to fully appreciate the unique lifestyle opportunity, exceptional setting, and wealth of features this extraordinary property has to offer.













Directions

From our Caernarfon office, follow the direction for Porthmadog along the A487 & A4871. Continue past Porthmadog following the signs for Blaenau Ffestiniog heading through the villages of Minffordd & Penrhyndeudraeth. After passing the Oakley Arms pub, take the left continuing for Blaenau Ffestiniog onto the A470. Continue through the 40mph and up the hill, then towards the top, turn off into a layby where there is a gate on the left to access the parking area. The property is then accessed on foot, approximately a five-minute walk across uneven ground and over a bridge leading to the private entrance.

What3Words: dorms.solar.putter





Property Features

Main Residence

Ground Floor	
Lounge	5.40m x 4.61m (17'9" x 15'1") Max
Kitchen	4.41m x 3.07m (14'6" x 10'1") Max
Conservatory	3.94m x 2.87m (12'11" x 9'5")
First Floor Landing	
Bedroom 1	5.42m x 4.36m (17'9" x 14'4") Max
Shower Room	2.56m x 1.89m (8'5" x 6'2") Max, L-Shaped
Bedroom 2	4.44m x 3.03m (14'7" x 9'11") Max, L-Shaped

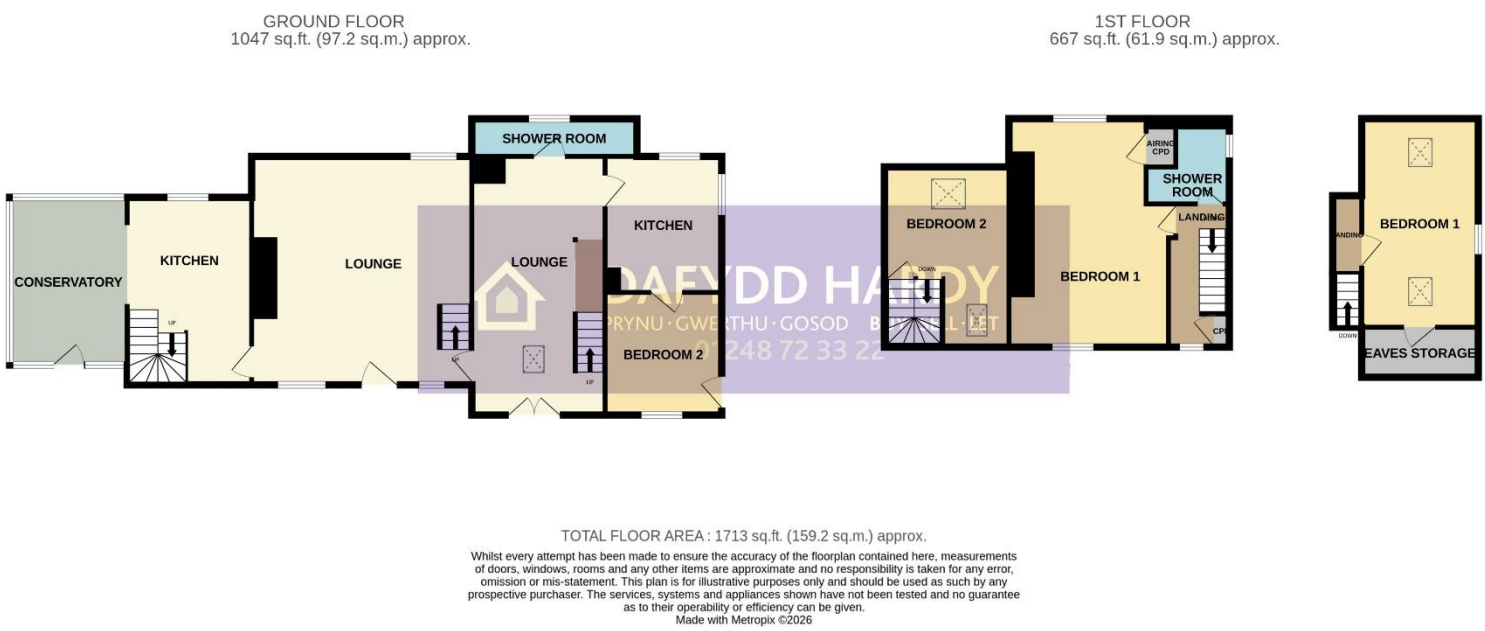
Annexe

Ground Floor	
Lounge/Diner	6.34m x 3.25m (20'10" x 10'8") Max
Kitchen	3.32m x 2.84m (10'11" x 9'4") Max
Bedroom 2	2.94m x 2.88m (9'8" x 9'5")
First Floor	
Bedroom 1	5.09m x 3.07m (16'8" x 10'1")

Agents Note

We have been informed by the vendor that the property is located within a designated conservation area, the property benefits from some rights over the use of the woodland trust land and a part of the path leading up to the property is a public footpath.

We have also been informed that there is Japanese Knotweed located down by the river, a management is in place with Snowdonia Park.



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Tenure / Heating / Services

We have been informed the tenure is freehold with vacant possession upon completion of sale. Vendor's solicitors should confirm title.

We are informed by the seller this property benefits from Mains Electricity. Private Water & Drainage. Storage Heating. The agent has tested no services, appliances or central heating system (if any). Ofcom checker suggests broadband is available, and outdoor mobile coverage is likely.

EPC Band: E – Council Tax Band: F

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