Henblas, Brithdir, Dolgellau, LL40 2RY

OIRO £385,000

Freehold

EST. 1905

Walter Lloyd Jones

LAND & ESTATE AGENTS







Details













Details

4 Bedrooms
Stunning views towards the Cader Idris Range
Sitting Room
Dining Room
Kitchen
Bathroom
Grounds extending to 0.85 acres
Static Caravan
Current EPC Rating E

Henblas is a charming three-bedroom detached stone residence beneath a traditional slate roof, occupying an attractive rural setting with outstanding views across the surrounding countryside and the magnificent Cader Idris mountain range.

Set within approximately 0.85 acres, the grounds comprise gardens and a paddock to the rear, together with a static caravan situated within the garden. The property is ideal for those seeking a peaceful countryside lifestyle while remaining conveniently located just 4.5 miles from the town of Dolgellau and its amenities.

The property benefits from oil-fired central heating, UPVC double glazing, mains water supply, and private septic tank drainage. While some updating and modernisation are now required, Henblas presents an excellent opportunity for buyers to renovate and personalise the home to their own tastes and requirements.

The accommodation briefly comprises an entrance vestibule, kitchen, dining room, hallway, and sitting room on the ground floor. Upstairs, the first floor offers three bedrooms and a family bathroom.

Externally, there is off-road parking to the front, along with a driveway leading to the static caravan. An attached stone workshop with useful loft space above provides excellent storage or potential for a variety of uses, while further access leads to the rear paddock. There is a further stone garage which houses the oil tank.

Offering considerable potential in a picturesque rural location, Henblas is sure to appeal to a wide range of buyers. Early viewing is highly recommended to fully appreciate everything this unique property has to offer.

Location
Brithdir is a delightful rural village set amidst beautiful countryside, approximately three miles from the historic market town of Dolgellau.

Dolgellau, an ancient market town, lies within an Area of Outstanding Natural Beauty in the southern part of Snowdonia National Park, at the foot of the impressive Cader Idris mountain range. Renowned as a haven for walkers and outdoor enthusiasts, it serves as an excellent base for a variety of leisure pursuits.

The town benefits from a small cottage hospital, primary and secondary schools, a tertiary college, as well as a selection of restaurants, traditional pubs, a library, and local rugby and cricket clubs. It is also conveniently located within 10 miles of the coast and approximately 6 miles from a mainline railway station.

Council Tax Band: E - £2,973.98

Tenure: Freehold
Garden details: Enclosed Garden, Private Garden
Electricity supply: Mains
Heating: Oil
Water supply: Mains
Sewerage: Septic Tank

Entrance/Utility *w: 2.2m x l: 0.98m*	Single door and window to front, window to either side, 2x base units under marble effect worktop, space for washing machine, slate floor. Door into:
Kitchen *w: 3.1m x l: 3.17m*	Window to front, 10x wall units, 8x base units under a granite effect worktop, 11/4 stainless steel sink and drainer, space for fridge, space for dishwasher, tiled splashbacks, mainly tiled walls, quarry tiled floor. Door into:
Dining Room *w: 2.65m x l: 5.07m*	Window to front with far distant views of Cader Idris mountain range and open countryside, window to rear, open fireplace housing Flavel range style cooker, quarry tile floor.
Hallway *w: 3.02m x l: 2.66m*	Door to rear, understairs storage, radiator, carpet.
Rear Entrance Porch *w: 2.52m x l: 1.53m*	Door to porch, window to rear, window to either side, laminate floor.
Sitting Room *w: 3.55m x l: 5.23m*	Window to front and rear, exposed beam, brick built open fireplace with quarry tile hearth, 2x radiators, carpet.
Staircase	Leading to:
Landing *w: 4.1m x l: 3.34m*	Window to rear, radiator, carpet.
Bedroom 1 *w: 3.04m x l: 5.39m*	Window to rear, radiator, laminate floor.
Bathroom *w: 2.19m x l: 1.86m*	Window to front, panel bath, mainly tiled walls, vanity wash hand basin, low level W.C., airing cupboard housing hot water tank, radiator, laminate floor.
Bedroom 2 *w: 3.54m x l: 2.15m*	Window to front with views of the Cader Idris mountain range and open countryside views, radiator, carpet.
Bedroom 3 *w: 3.63m x l: 3.06m*	Window to rear, radiator, carpet.
Wood/Coal Store *w: 3.12m x l: 5.28m*	Stone built woodstore, electric, door to front, concrete floor.
Storage	Door to side from outside stone steps.

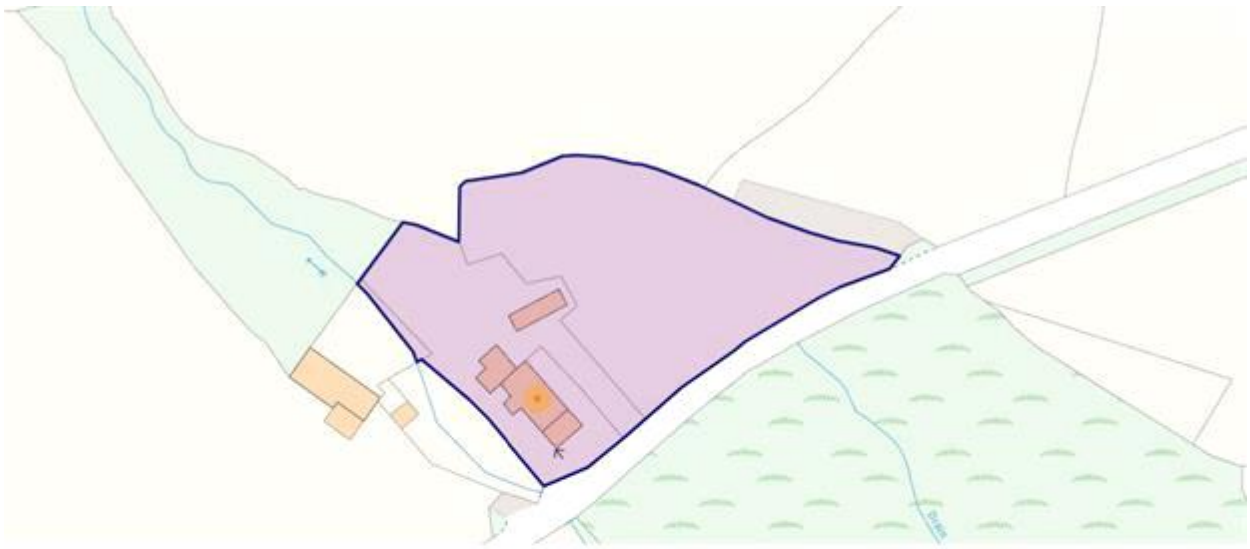
Outside	Garden with patio area to rear. Driveway providing ample off road parking. A paddock is located to the rear of the property, offering potential for use for animals. Attached stone built garage.
Static Caravan	Located adjacent to the property within the grounds.

Henblas, Brithdir, Gwynedd, LL40 2RY

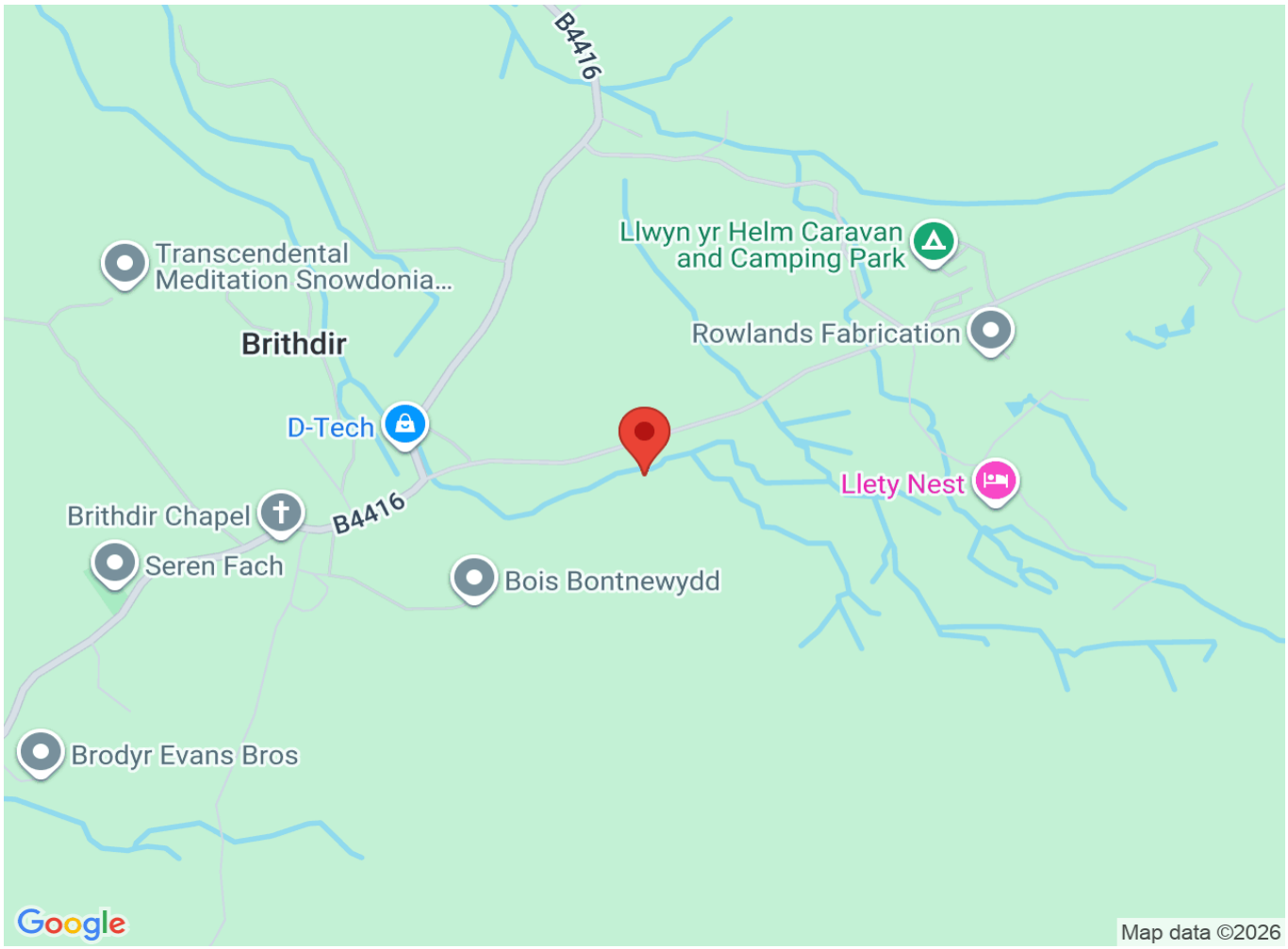
Approximate Gross Internal Area = 111.2 sq m / 1197 sq ft
(Excluding Workshops)

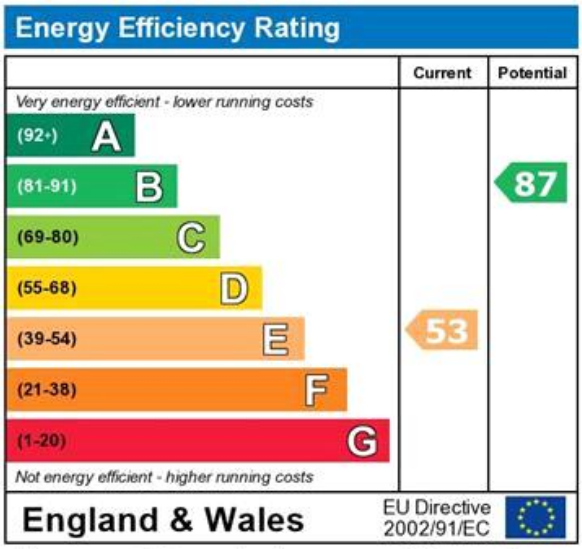


Illustration for identification purposes only, measurements are approximate,
not to scale. Fourlabs.co © (ID1322441)



Location


B4416
Transcendental Meditation Snowdonia...
Brithdir
Llwyn yr Helm Caravan and Camping Park
Rowlands Fabrication
D-Tech
Llety Nest
Brithdir Chapel
B4416
Seren Fach
Bois Bontnewydd
Brodyr Evans Bros
Google
Map data ©2026



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Fixtures & Fittings

The Agents have not tested any apparatus, equipment, fixtures, fittings or services, so cannot verify that they are in working order, or fit for their purpose: neither have the Agents checked the legal documents to verify the boundaries or the freehold/leasehold status of the property. The buyer is advised to obtain verification from his or her solicitor or surveyor. All measurements are approximate and should not be relied upon when ordering carpets etc.

Before making an Offer

To comply with Money Laundering Regulations, we require the following to be submitted BEFORE putting forward an offer to the Vendor.

- Proof of identification: i.e. passport or photo driving licence.
- Evidence of Address: utility bill, bank statement, credit card statement (must be within 3 months), council tax demand.
- Evidence of Funds: evidence to show how the funds have been obtained, such as a mortgage offer or bank statements.

If you have queries regarding the above, please do not hesitate to contact us.

COUNCIL TAX BAND:	E - £2,973.98
VIEWING:	Strictly by appointment through the agents
PROPERTY REF:	RS3296

Messrs. Walter Lloyd Jones & Co Ltd. and the Vendors of this property, whose Agents they are, give due notice that the particulars set out here are for the general guidance of intending purchasers and do not constitute any part of offer or contract. The particulars aim to comply with the Property Misdescription Act. The details, therefore omit any descriptions of a subjective nature or any which are not matters of fact and prospective purchasers are advised to view the property to satisfy themselves as to such matters.

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