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Ffynnon Wen, Dinorwig, Caernarfon, Gwynedd, LL55 3ES

Asking Price: £375,000

EPC Rating: D

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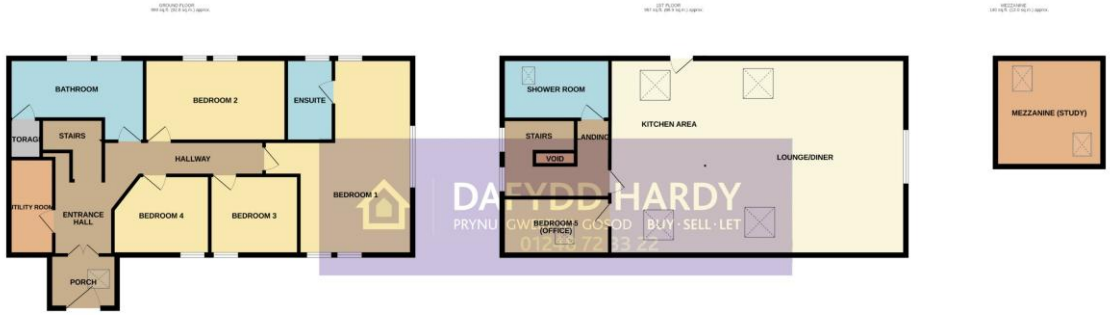
Summary

Occupying an elevated position within the rural village of Dinorwig, this beautifully presented five bedroom whitewashed church conversion has been thoughtfully and sympathetically transformed to an exceptional standard. The former Church of St Mair was built in 1880 for quarrymen to worship in the village. Much of the building's original character and charm has been preserved, and seamlessly combined with modern amenities to offer bright, contemporary living. Highlights include a spacious principal bedroom with en-suite, a spectacular first-floor open-plan living space, a versatile crug loft, and breathtaking panoramic views across the Eryri (Snowdonia) mountain range, Menai Straits, and the coastline of Ynys Môn (Isle of Anglesey). The accommodation begins in a welcoming Porch/Vestibule with original slate flooring and pine double doors leading into an impressive Entrance Hall that runs through the centre of the property with Penrhyn slate flooring. A useful Utility / Boiler Room is positioned to the left, complete with sink, storage cupboards, washer, and dryer. The ground floor offers four well-proportioned Bedrooms. The impressive principal bedroom is situated at the far end of the property and enjoys triple-aspect windows, plush carpeting and a stylish en-suite Shower Room featuring a double-width shower, W/C, and wash basin. Bedroom 2 is positioned to the rear, while Bedrooms 3 and 4 overlook the front, each providing bright and comfortable accommodation. A spacious family Bathroom completes the ground floor, fitted with a corner shower, separate bath, W/C, wash basin. An under-stairs cupboard provides additional storage. The wooden staircase rises to a mezzanine landing with double height lancet windows, and continues to the first-floor landing and the final Bedroom 5, currently utilised as a home office with velux window. Opposite is a further bathroom, fitted with a bath, wide wash basin, and heated towel rail. Undoubtedly the centrepiece of the home is the magnificent open-plan Lounge, Kitchen and Dining area, occupying the majority of the first floor and framed by magnificent king post trusses. The kitchen is beautifully appointed with sage green cabinetry, solid wood worktops, Belfast-style sink, integrated double oven, hob and double-width extractor. A large Velux window frames stunning views across the valley towards the coastline. The dining space enjoys twin Velux windows, offering spectacular views of Elidir Fach, across Dinorwig Quarry towards Pen-y-Pass and Yr Wyddfa (Snowdon). To the rear, the lounge is an impressive and inviting space, with double glazed gothic window creating a striking focal point and flooding the room with natural light. The crug loft can be accessed via a removable ladder. This versatile space, complete with two Velux windows, provides an ideal study, reading nook or occasional retreat. Externally, the property benefits from off-road parking for two vehicles on a tarmac driveway. Double wooden gates lead onto a gently sloping tarmac approach with bin storage to one side and an original crawiau slate boundary wall, guiding you to the front entrance. A generous paved patio extends along the right-hand side of the property, providing an excellent space for outdoor entertaining. Steps lead to an elevated lawn bordered by mature hedging, offering a good degree of privacy, while a pathway continues around to the rear. A slate bench lies at the rear boundary. Further benefits include oil-fired central heating, fibre broadband, and uPVC double glazing. Early viewing is highly recommended to fully appreciate the quality of the conversion, the outstanding views and the unique lifestyle this exceptional home has to offer.

Directions

From our Caernarfon office, follow the directions for Llanberis/A4086. Continue through the villages of Llanrug and Cwm-Y-Glo continuing in the direction of Llanberis. At the next roundabout, take the first exit, following the directions for Deiniolen/A4244. Continue along this road for approximately 0.6 miles then at the top of the hill, turn right for Deiniolen/Dinorwig. Follow the road through Deiniolen village, continuing for approximately 2 miles. Upon reaching the top of the hill, follow the road past a row of council houses on your left then after a short distance, continue past more council houses on your right and a turning on your left. Ffynnon Wen will be seen just a few yards beyond this turning on your left-hand side.

What3Words: economics.bared.braved



Services

We are informed by the seller this property benefits from Mains Water, Electricity and Drainage.
Ofcom checker suggests Full 1000Mbps Fibre Broadband is available, and outdoor mobile coverage is likely.

Heating

Oil Central Heating. The agent has tested no services, appliances or central heating system (if any).

Tenure

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

Council Tax Band

The property is council tax band E.













Ground Floor

Porch	
Entrance Hall	
Bedroom 1	*6.58m x 3.78m (21'7" x 12'5")*
Ensuite	*2.67m x 1.55m (8'9" x 5'1")*
Bedroom 2	*4.75m x 2.64m (15'7" x 8'8")*
Bedroom 3	*2.97m x 2.64m (9'9" x 8'8")*
Bedroom 4	*3.23m x 2.64m (10'7" x 8'8")*
Bathroom	*3.60m x 2.00m (11'10" x 6'7")*
Utility Room	*3.20m x 1.47m (10'6" x 4'10")*
First Floor Landing	
Open-Plan Lounge/Kitchen/Diner	*10.20m x 6.63m (33'6" x 21'9")*
Bedroom 5 (Home Office)	*3.58m x 1.85m (11'9" x 6'1")*
Shower Room	*1.90m x 1.78m (6'3" x 5'10")*
Mezzanine (Study)	*3.65m x 3.60m (12' x 11'10") Partial restricted headroom*

- Beautiful Whitewashed Chapel Conversion
- 5 Bedrooms
- 3 Bathrooms (1 Ensuite)
- Extensive First Floor Open Plan Living/Kitchen/Dining Area
- Stunning Interior Retaining Original Character
- Elevated Position with Exceptional Mountain & Coastal Views
- Lawn, Patio & Off-Road Parking
- Oil Central Heating & Mostly uPVC Double Glazing
- No Onward Chain

Agents Note

The vendor informs us that the property was previously a church so any change in ownership requires an update to the church in Wales register at the point of sale which is a form and small flat fee.






Disclaimer
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