



£925,000 Offers Over

Ty Nant, Capel Celyn, Bala

Character Property | 6 Bedrooms | 3 Bathrooms

01743 213 511

Grantham
ESTATES

www.granthamsestates.co.uk



Step Inside

Key Features

- Abundance of Charm and Character
- Stunning Vistas of Lake Celyn and the Arenig Mountains
- Equestrian Paradise
- Approx. 9.49 acres of Idyllic Countryside, Including Woodland, Paddocks & Stream
- Two Charming Properties: a Converted Barn & a Stone Cottage
- Two Hot Tubs
- Self-Contained Camping Pod
- Huge Lifestyle & Business Opportunity

Property Description

Nestled amidst the majestic Arenig mountains, Ty Nant offers two beautifully maintained properties and an idyllic retreat where tranquillity and breath-taking beauty converge. This exceptional smallholding boasts 9.49 acres of pristine grazing land, providing a serene backdrop for your every day.

Main Particulars

Nestled in the heart of the Welsh countryside, Ty Nant is a secluded haven spanning approximately 9.49 acres of picturesque grazing land. This idyllic retreat offers breath-taking views of the Arenig mountain range and comprises two charming 3-bedroom properties: a converted barn and a stone cottage.

The converted barn is a spacious and light-filled property, finished to an exceptionally high standard. Its contemporary kitchen, open-plan living room/dining room with vaulted ceilings and exposed beams, ground-floor bedroom, luxury bathroom, and indulgent hot tub room provide the ultimate in modern living. Upstairs, two further bedrooms, one with a dressing room, and a WC offer additional space and privacy.

The stone cottage, a captivating blend of rustic charm and modern comfort, is currently a thriving Airbnb. Its original character, including exposed wooden beams and stone walls, creates a warm and inviting atmosphere. This successful holiday let generates a substantial annual income, making it an ideal investment or a flexible living arrangement for multi-generational families.

The 9.49 acres of land surrounding the properties are a nature lover's dream, featuring two rivers, paddocks, and woodland. A wooden stable and ample grazing land cater to equestrian enthusiasts. For those seeking a more minimalist retreat, a small self-contained camping pod, complete with double-glazed windows, French doors, underfloor heating, internet connection, and stunning views of Llyn Celyn and the Arenig mountains, offers a tranquil escape.

Ty Nant is more than just a property; it's a lifestyle. Experience the tranquillity of mountain living, the warmth of community, and the endless possibilities that come with owning this extraordinary smallholding.

Stone Cottage

Lounge | Dining Room | Kitchen | Utility | Downstairs bathroom | Three bedrooms | WC | Private garden with hot tub

Converted barn

Open-plan lounge/dining | Kitchen | Utility | Downstairs bathroom | Downstairs bedroom | Two further bedrooms | WC | Hot tub room

Bala 7 miles, Eryri National Park (Snowdonia) 18 miles, Betws-y-Coed 20 miles, Barmouth 29 miles,

Tenure: Freehold

Parking options: Off Street

Garden details: Private Garden

The Converted Barn: A Luxurious Retreat

The converted barn offers a spacious and modern living experience. The entrance hall, with its bespoke oak winding staircase and Indian sandstone flooring, sets the

tone for the rest of the property. The open-plan living and dining area, with its vaulted ceiling, stone feature wall, and log-burning stove, is a stunning space to relax and entertain. The large family kitchen, with its fitted shaker-style timber units and marble worktops, offers breath-taking views of the surrounding countryside. A luxurious ground-floor bathroom, complete with a freestanding slipper bath and walk-in shower, provides the ultimate pampering experience. Upstairs, two bedrooms, including one with a walk-in dressing room, offer ample space for family and guests. The hot tub room, accessible from outside, provides the perfect spot for relaxation and stargazing.

The Stone Cottage: A Timeless Gem

The enchanting stone cottage, a thriving Airbnb generating an estimated £30,000 annually, exudes timeless charm. Its inviting living room, adorned with a crackling wood-burning stove and exposed stone walls, beckons relaxation. The adjacent dining room, with its rustic stone wall, sets the stage for convivial gatherings. A compact yet well-equipped kitchen, leading to a convenient utility room, ensures culinary endeavours are effortless. The ground floor is further complemented by a modern bathroom, featuring a soothing bath, a refreshing shower, a WC, and a hand wash basin. Ascending the stairs, three inviting bedrooms and a separate WC offer ample accommodation for guests. Outside, a private gravel garden, enclosed by a stone wall, provides a tranquil retreat. The patio area, adorned with a rejuvenating hot tub, offers breath-taking far-reaching views, inviting moments of serenity and contemplation.

The Grounds

The property, accessed via a picturesque single-track lane, is nestled within a generous 9.5 acres of diverse and captivating landscapes. Approximately four acres of land surround the Barn and Cottage, forming a private and enchanting oasis. A walled garden, lush lawns, and inviting seating areas provide idyllic outdoor spaces. A gravel driveway, secured by a gate, leads to the property, while a meandering stream adds a touch of natural beauty. Breath-taking views of Lake Celyn and the majestic mountains complete this idyllic setting.

Venturing beyond, a further 5.5 acres of unspoiled wilderness awaits exploration. Wild meadows, winding paths, and serene woodland invite leisurely strolls and peaceful contemplation. A crystal-clear river, teeming with trout, offers anglers the opportunity to indulge in their passion. And throughout the land, panoramic views of the mountains offer a constant reminder of the property's natural splendour.

Camping Pod

Beyond the stream, a picturesque woodland invites exploration, offering opportunities for camping, hiking, and immersing oneself in nature. A small, self-contained camping pod, nestled amidst the trees, provides a cosy retreat for guests or a tranquil escape for solitary reflection. Equipped with double-glazed windows, underfloor heating, and modern amenities, the pod offers a comfortable and convenient stay.

Equestrian Facilities

For horse lovers, a wooden stable, tack room, and ample grazing land make Ty Nant an equestrian paradise.

Location

Nestled within the breathtaking Snowdonia National Park, offering a tranquil escape from the hustle and bustle of everyday life. This secluded haven, accessible via a picturesque single-lane track, provides panoramic views of the serene Lake Celyn and the majestic Arenig mountains.

While secluded and peaceful, Ty Nant remains well-connected to essential amenities and major transportation routes. The property is conveniently situated near major roads, providing easy access to the vibrant towns of Bala and Betws-y-Coed. These towns offer a range of shops, restaurants, and cultural attractions, catering to diverse interests.

Snowdonia National Park, a UNESCO World Heritage Site, is renowned for its breath-taking landscapes, including towering mountains, crystal-clear lakes, and ancient forests. The property's location within this stunning natural playground offers endless opportunities for outdoor activities such as hiking, cycling, and water sports.

Services

Mains supply of electric, private water and septic tank. There is also broadband at the property.

Directions

What3Words : doors.prep.bends

Important Notice

Our particulars have been prepared with care and are checked where possible by the vendor. They are however, intended as a guide. Measurements, areas and distances are approximate. Appliances, plumbing, heating and electrical fittings are noted, but not tested. Legal matters including Rights of Way, Covenants, Easements, Wayleaves and Planning matters have not been verified and you should take advice from your legal representatives and Surveyor.

Money Laundering

To ensure compliance with anti-money laundering regulations, the successful purchaser will be required to provide proof of identity upon acceptance of their offer. This typically involves presenting a valid passport or driving license along with a recent utility bill. Please note that there is a charge for ID checks per applicant.





Image not found



Image not found

This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2025 13918701 Registered Office: ,



Image not found

Telephone: 01743 213 511



www.granthamsestates.co.uk