



Fron Dderw,

Bala, Gwynedd LL23 7YD

Price
£625,000

A handsome nine bedroom period country house, occupying a wonderful elevated setting commanding panoramic views over the town and surrounding countryside towards Bala Lake and Berwyn mountain range. Presently run as a successful guest house with separate owners accommodation, and high quality guest accommodation with 7 letting bedrooms (6 en-suite). Standing in impressive gardens and woodland, extending in total to approximately 1.4 acre with long sweeping drive, about 0.25 mile from the town, and 8 miles of the A5 and 40 miles from Chester. INSPECTION HIGHLY RECOMMENDED.

Bala

LOCATION

Fron Dderw occupies an elevated position above the internationally renowned lakeside town of Bala, situated within the Snowdonia National Park. The area has long been regarded as an extremely popular holiday destination, offering a wide range of activities to include sailing, canoeing, excellent hill walking, fishing and mountain biking in the Berwyn and Snowdonia ranges. The property has been run as a guest house for many years by the present owners, and has been awarded a 9.6 rating on Booking.com. The accommodation includes three impressive reception rooms and provides potential, subject to consent, to expand the business by converting the rear part of the house into additional letting rooms, which is at present the owners accommodation. Alternatively, the house offers great potential as a substantial private home. Oil fired central heating and double glazing.

THE ACCOMMODATION COMPRISES

Part glazed front door to:

PORCH

4.27m x 1.32m (14'0" x 4'4")

Quarry tiled floor, double glazed window, two wall light point and glazed inner door to:

RECEPTION HALL

Staircase to the first floor, wood panelling to one wall, radiator.



CLOAKROOM

Comprising WC and corner wash basin. Quarry tiled floor and extractor fan.

SNUG

4.32m x 3.56m (14'2" x 11'8")

Double glazed window to the side elevation, deep stone inglenook fireplace with bread oven, exposed timber floor boards, beamed ceiling and radiator.



SITTING ROOM

5.41m x 4.32m (17'9" x 14'2")

Feature stone lined fireplace with timber beam and inset cast iron stove, four wall light points, two radiators and double glazed windows to the front and side elevations with splendid views. Inner door to:



FRONT LOBBY

Double glazed French doors to the front elevation of the house with shutters. Internal door to the dining room, telephone point and moulded coved ceiling.

DINING ROOM

6.17m x 5.18m (20'3" x 17'0")

A spacious room with feature fireplace with cast iron stove and slate hearth. Exposed floor boards, double glazed window to the front with views over the town and across to the lake. Moulded coved ceiling and radiator.



KITCHEN

5.69m x 4.52m (18'8" x 14'10")

Fitted with an extensive range of wood fronted base and wall units with solid granite worktops and matching centre island unit. Inset twin bowl sink unit and additional single bowl sink unit. Built in electric oven and solid fuel Stanley range, understood to serve part of the domestic hot water system. Integrated dishwasher and fridge freezer. Beamed ceiling, quarry tiled floor, tiled splashback, double glazed window to the side elevation, under stairs storage cupboard and enclosed secondary staircase to the first floor accommodation.



Bala

REAR HALL

4.50m x 1.52m (14'9" x 5'0")
Quarry tiled floor, access to:

OWNER'S SITTING ROOM

4.34m x 3.68m (14'3" x 12'1")
Stone inglenook fireplace with cast iron stove and hearth, beamed ceiling, quarry tiled floor, TV aerial point, two wall light points and double glazed window.

PANTRY

3.00m x 2.87m (9'10" x 9'5")
Large double glazed Velux roof light, quarry tiled floor, built in shelving and cupboard.

LAUNDRY ROOM

5.97m x 1.88m (19'7" x 6'2")
Range of base and wall units with worktops, inset sink unit, quarry tiled floor, radiator and external access to either side.

GUEST BEDROOM SEVEN

4.34m x 2.39m (14'3" x 7'10")
Approached via a private hall from the main reception hall. Two double glazed windows, radiator, TV aerial point and part glazed exterior door to the rear.

EN-SUITE SHOWER ROOM

Tiled shower cubicle, pedestal wash basin and WC. Tiled walls and floor, radiator, shaver point and double glazed window.

FIRST FLOOR LANDING

Double glazed window, radiator and storage cupboard.

BEDROOM ONE

3.43m x 3.94m +recess (11'3" x 12'11" + recess)
Double glazed windows to the front with superb views, original fireplace (not in use), radiator, TV aerial point, double wardrobe, roof light.



EN-SUITE

3.15m x 1.88m (10'4" x 6'2")
Fitted with a traditional style suite comprising roll top bath, pedestal wash basin and WC. Exposed timber floor boards, part wood wall panelling, radiator, shaver point and double glazed window.

BEDROOM TWO

3.89m x 3.66m (12'9" x 12'0")
Double glazed window to the front with superb views, original fireplace (not in use), coved ceiling, radiator, TV aerial point.

EN-SUITE

2.36m x 0.86m (7'9" x 2'10")
Comprising shower cubicle, pedestal wash basin and WC. Radiator, shaver point and extractor fan.

BEDROOM THREE

4.47m x 4.17m (14'8" x 13'8")
Double glazed window to the front with superb views, original fireplace (not in use), coved ceiling, TV aerial point and radiator.



EN-SUITE

2.31m x 1.32m (7'7" x 4'4")
Comprising tiled shower cubicle, pedestal wash basin and low flush WC. Part wood wall panelling, tiled floor, radiator, shaver point, extractor fan and double glazed window.

BEDROOM FOUR

2.95m X 2.06m (9'8" X 6'9")
Double glazed window to the side elevation, TV aerial point, passage to bedroom 5.

EN-SUITE

Comprising tiled shower enclosure, cubicle, pedestal wash basin and low flush WC. Radiator, shaver point and double glazed windows.

BEDROOM FIVE

4.47m x 3.51m (14'8" x 11'6")
Double glazed window to the side elevation, original fireplace (not in use), coved ceiling, radiator, TV aerial point.

BEDROOM SIX

4.27m x 2.46m +recess (14'0" x 8'1" + recess)
Double glazed window to the side, TV aerial point, two wall light points and radiator.

EN-SUITE

1.57m x 1.40m (5'2" x 4'7")
Comprising shower cubicle, pedestal wash basin and WC. Radiator, shaver point and window.

SHOWER ROOM

1.85m x 1.42m (6'1" x 4'8")
Comprising shower cubicle, corner wash hand basin and WC. Shaver point, radiator and double glazed window.

OWNER'S ACCOMMODATION

BEDROOM EIGHT

4.62m x 3.96m (15'2" x 13'0")
Two double glazed windows with views, moulded coved ceiling, built in wardrobe, w.c., and pedestal washbasin. Exposed floor boards and radiator.

BEDROOM NINE

3.05m x 2.34m (10'0" x 7'8")
Double glazed window, corner wash hand basin and radiator.

LINEN ROOM

2.64m x 2.11m (8'8" x 6'11")

OFFICE

4.09m x 3.10m (13'5" x 10'2")
Double glazed window, telephone point and radiator.

STORE ROOM

3.66m x 2.36m (12'0" x 7'9")
Radiator, double glazed window. Internal door to:

SHOWER ROOM

Comprising corner shower cubicle, pedestal wash basin and WC. Part wood wall panelling, radiator and double glazed Velux roof light.

OUTSIDE

The property is approached over a long private drive which leads up to the front and side of the property.

FRONT TERRACE

Immediately to the front of the house is a slate terrace with stone steps leading down to a large lawn flanked by terraced floral borders supported by stone walls. A timber decked area is located to the side taking full advantage of the setting.

GARDENS

A large lawn garden extends to the front bordering open fields. A rear drive, which is presently grassed and seldom used, is located to the far right hand side of the house. To the north side is a further lawn and two garden stores, one of which houses the oil fired central heating boiler. Beyond is a section of woodland which flanks the rear drive.

Ground Floor



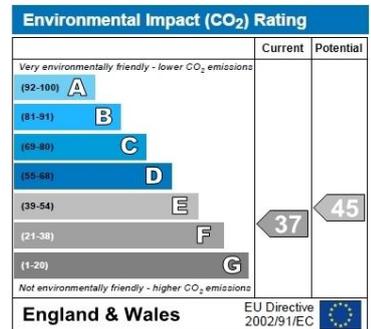
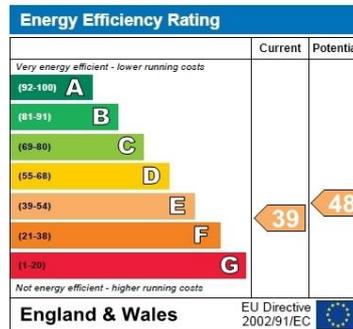
NB: Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

PLEASE NOTE: The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

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Hope House

