



Ty Cnap, Fron Dinas, Bontnewydd

haf jones & pegler

Ty Cnap

Fron Dinas, Bontnewydd
Caernarfon, Gwynedd
LL54 7YF

A rare opportunity to acquire a delightful former farmhouse residence standing in approximately 10 acres, commanding glorious unspoilt views over open countryside to the mountains, situated in an enviable location between the Menai Strait and Snowdonia Mountain Range.

Bangor 11.5 miles, Caernarfon 2.5 miles,
Conwy 26 Miles, Holyhead 30 miles,
Chester 70 miles, Liverpool Airport 91 miles,
Manchester Airport 100 miles

The Accommodation

Porch | Entrance Hall | Cloakroom | Lounge
Dining Room | Sitting Room | Kitchen/Breakfast
Room | Utility Room | Play Room | Games
Room | Music Room | Study | 6 Bedrooms
2 Bathroom | Wet Room

The Garage Block

Double Garage | Store Room | W.C.
Attached Open Store Room

Outside

Standing in 10 Acres | Lawned Gardens
Mature Trees | Enclosed Courtyard
Heated Covered Seating Area

The Residence

A most impressive detached former farmhouse residence, with stunning far reaching views over open countryside and to the mountains beyond.

The main entrance opens on to an impressive entrance hall with feature fireplace, coved ceiling and a grand staircase leading you to the upper accommodation.

The most impressive principal room is the spacious Lounge with an imposing inglenook fireplace, a pleasant space for family gatherings and to entertain, with four doors leading you out onto a patio.

Traditional handcrafted kitchen breakfast room is a welcoming space with window seating overlooking the garden. Beyond the kitchen is a utility room, cloakroom, w.c. and wine store.

To the rear of the property is a games room with a full size snooker table, which leads onto a vaulted music room with a galleried study above.

The spacious Playroom with an impressive galleried room above offers space to entertain and escape.

Dining room, sitting room and living room all lead off the entrance hall, offer the perfect welcoming space for family and friends to relax.

The upper residence offers comfortable relaxation space in muted tones, the accommodation provides 6 bedrooms, 2 bathrooms and a wet room. The Master Bedroom has handcrafted fitted furniture and by closing the lobby door you create a private en-suite.

The garage block has a large double garage with remote controlled doors and a connecting door to a store room, outside w.c. and a further open store room attached.

The drive leads you to the majestically natural sweeping lawns to all four sides of the residence, with further paddocks beyond. A large gated courtyard is located to the side of the property with built in seating area, an ideal space for outdoor entertaining. To the front is a further heated covered patio area, ideal for when the nights draw in.











Location

Situated on the edge of the village of Bontnewydd and within minutes of the Historic Castle Town of Caernarfon, Ty Cnap is placed within an enviable location between the Menai Straits and Snowdonia Mountain Range, a mere short distance away from some of the country's best views, castle and tourist attractions.

Caernarfon is a royal town and port in Gwynedd, which lies along the eastern shore of the Menai Strait, opposite the Isle of Anglesey. Caernarfon Castle is a World Heritage Site.

For the Golfing enthusiasts Caernarfon Golf Club is located between the Mountains of Eryri and the Menai Straits, the Club can boast some magnificent views.

The mainline railway station is located in the City of Learning Bangor, providing a service to London in just over 3 hours, the port of Holyhead, some 28 miles away is the main port for sailing to Ireland.

Caernarfon Airport is located in the heart of Snowdonia, operating scenic and training flights, with an on-site aviation museum, home to Wales Air Ambulance and the HM Coastguard Helicopters.

For the boating enthusiasts there is an impressive marina complex at Dock Victoria, Caernarfon. The Victoria Dock is situated within reasonable distance for any of the main visitor attractions of North Wales, such as Snowdonia National Park, both Snowdon and Highland Railways, Caernarfon Castle, Electric Mountain along with many other places of interest.

The Snowdonia national park is right on your doorstep, allowing for a range of outdoor activities from hill walking, mountaineering and rock climbing. The Llyn Peninsula and The Isle of Anglesey has some of the best beaches in Wales.



General

Services: Electricity, Mains Gas, Mains Water

Council Tax: Band H

Local Authority: Gwynedd Council.

Tenure: Freehold with vacant possession.

Fixtures & Fittings: Only those items known as fixtures and fittings will be included in the sale. Certain items such as garden ornaments, carpets and curtains may be available by separate negotiation.

Viewing: By appointment only.

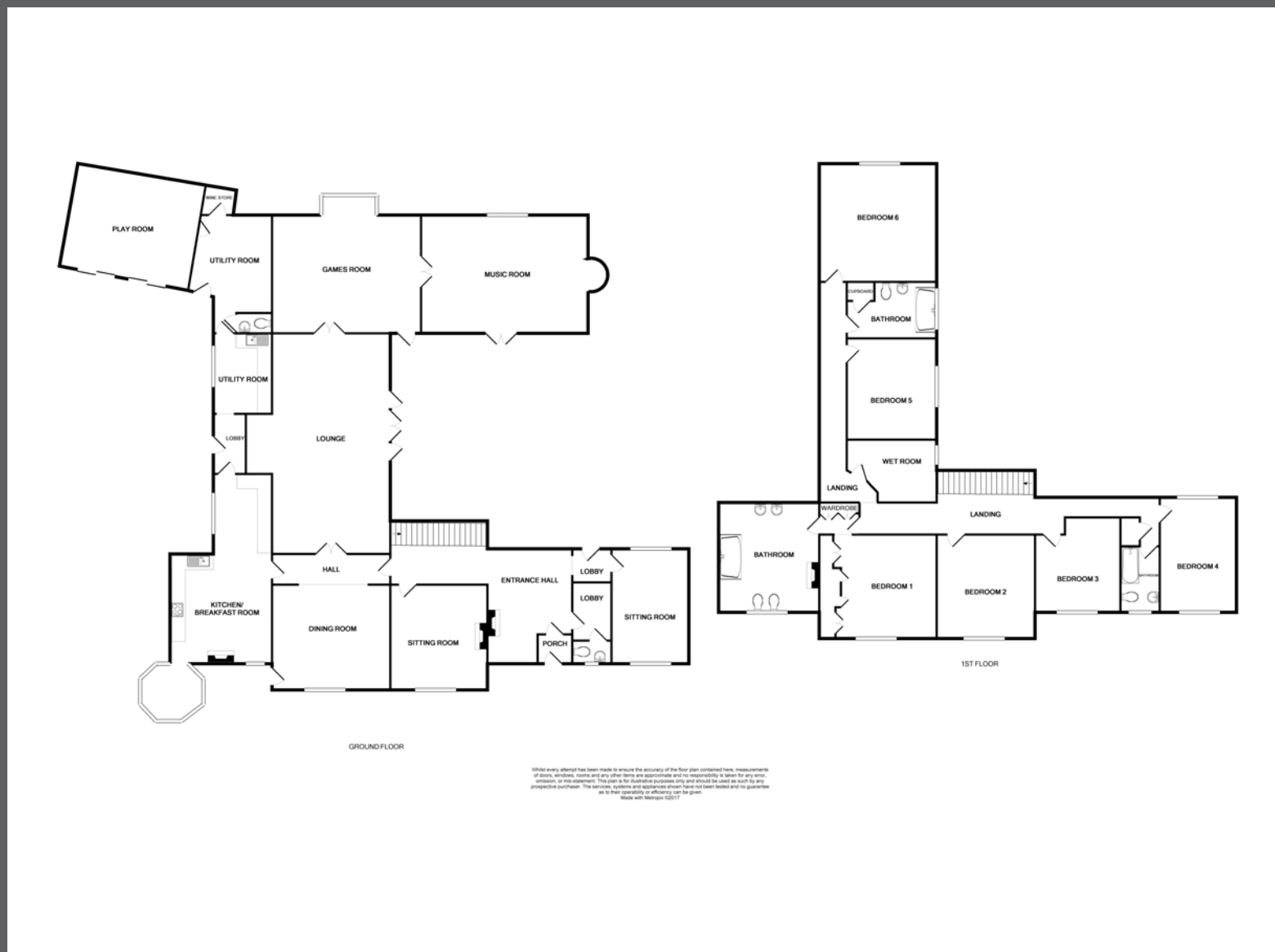
Price: Price on Application.

Directions: Proceed out of Caernarfon on the A487 and pass through the village of Bontnewydd and up the hill, the entrance to the property will be seen on the left hand before reaching the turning for Rhostryfan/Rhosgadfan.

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