



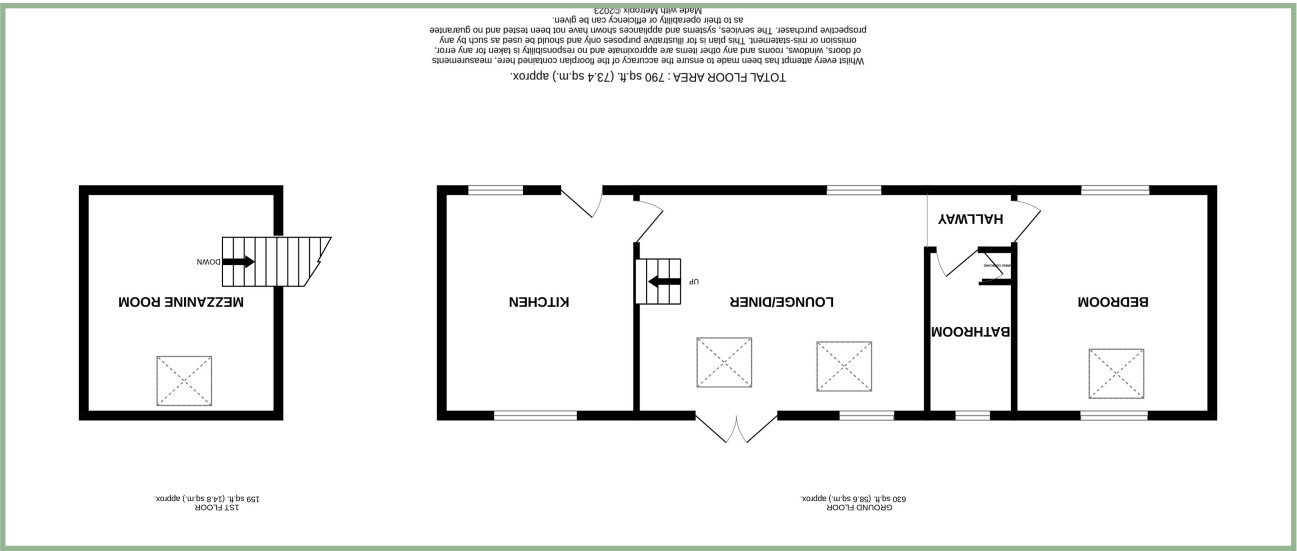
Score	Energy rating	Current	Potential
92+	A		102 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F	24 F	
1-20	G		

Fletcher & Poole



www.fletcherpoole.com

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# One Bedroom Detached Barn Conversion

## Description

Hendre Bach is a lovely converted barn situated at the head of Crafnant Lake, which is located on the northern edge of the Gwydir Forest and the Carneddau Mountains.

Ideally located in a quiet and beautiful location, allowing for easy access to walks around the lake, the lakeside cafe and walks through the forest and over the mountains.

The property is currently used as a second home and has been a holiday let previously. However, would make a lovely home offering peace, tranquility and enjoying a large plot with wonderful views.

The accommodation comprises: Stable door providing access into the kitchen which has an electric oven and hob, space for a low level fridge and freezer and exposed beams. Superb lounge/diner with Apex ceiling, exposed beams, feature fireplace with wood burner and double doors onto the rear patio. Timber ladder style stairs lead up to the mezzanine floor which is ideal as a second bedroom area/hobbies or study room. From the lounge there is an inner hall area, large double bedroom with Apex ceiling, exposed beams and windows to both the front and rear aspect. Modern bathroom with corner bath with shower attachment and a cupboard housing the hot water tank. Double glazed timber windows and doors and oil fired central heating.

The property is accessed via a shared timber gate with Hendre House and a second timber gate provides access onto the driveway and gardens. There is a low maintenance front garden area and a flagged patio area from which to enjoy the superb views, and a large lawned area and oil tank.

- ✓ DETACHED ONE BEDROOM PLUS MEZZANINE ROOM BARN CONVERSION
- ✓ SITUATED IN AN IDYLIC RURAL LOCATION AT THE HEAD OF CRAFTNANT LAKE
- ✓ ENJOYS STUNNING MOUNTAIN & FOREST VIEWS
- ✓ LARGE GARDEN WITH DRIVEWAY PARKING
- ✓ NO CHAIN

## Kitchen

13' 7" x 11' 9" 4.14m x 3.58m

## Lounge/Diner



17' 7" x 13' 8" 5.36m x 4.16m



## Mezzanine Bedroom/Study

12' x 12' 3" 3.66m x 3.73m

## Inner Hall

7' 2" x 2' 11" 2.18m x 0.88m



## Bedroom

13' 8" x 11' 10" 4.16m x 3.60m

## Bathroom

10' x 5' 2" 3.05m x 1.57m



## Location

Trefriw, meaning 'Village of Healing' has Roman connections - its name possibly derived from the Roman spa just to the north. It's an attractive village in a rather beautiful location. The scenic and unspoiled vale of Conwy - rich in farmland, wooded hillsides and the River Conwy which meanders' its way to the estuary to the north. At one end of the valley lies Conwy castle and harbour whilst at the southern end is the popular tourist destination of Betws y Coed hidden amongst the woods, where public pathways including the popular mountain bike routes can be enjoyed amongst stunning scenery. In-between both locations along the valley floor are a number of villages such as the market town of Llanrwst. The main shopping area is the Victorian resort of Llandudno which is dominated by the limestone headland of the Great Orme and the Pier which is always a hive of activity. Access to Snowdonia and outlying districts are right on your doorstep, the dramatic mountains of the former lying just to the west of the village. The coastline, just a short distance away is also quite varied ranging from miles of open sandy beaches to dramatic cliffs which plunge into the sea.

## Directions

From our Conwy office go back round the one way system and turn right at the roundabout in the direction of Gyffin. Follow the B5106 to Trefriw (approximately 8-9 miles). Take the the right turn just before the Woollen Mill signposted for Crafnant, follow the road up to Crafnant Lake (approximately 10 minutes). Once at the lake, keep on the left hard road, pass the cafe and proceed until you come across a closed gate, once through the gate bear right over the small bridge through the entrance gate to where you will find the entrance gate to Hendre Bach on the left.

Council Tax Band: D (provided on [www.voa.gov.uk](http://www.voa.gov.uk))

Energy Efficiency Rating: F

## 1 Bedroom Detached Barn Conversion

HENDRE BACH  
CRAFTNANT ROAD  
TREFRIW  
CONWY  
LL27 0JZ

NO CHAIN  
£325,000

Reference Number: FP7713A

Fletcher & Poole,  
3 Lancaster Square,  
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Registered Company  
Number 4687367

## Valuation

Thinking of moving in the near future please do not hesitate to ask for a FREE sales valuation

## Viewing

By appointment contact:

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