



BOB PARRY  
PRESTIGE

*Rhiw Goch, Lledr Valley, LL25 0PQ*

## IN BRIEF

Bob Parry are pleased to offer for sale Rhiw Goch, a unique Welsh Long House, lovingly and sympathetically extended over many generations. The property nestles in a secluded and tranquil setting above the beautiful Lledr Valley within the Snowdonia National Park. It sits within approximately 17 acres of land. Beautifully landscaped gardens surround the house, extending in all directions and merging into ancient oak woodland. Hidden gardens and sitting areas enjoy some of the most breath taking views the Valley has to offer and have to be seen to be appreciated.

The property consists of the main house with four bedrooms and a detached one bedroom guest annexe.

The main house is entered through an attractive and generous entrance hall with wide board, oak flooring and slate fireplace. Two impressive reception rooms both with vaulted ceilings lead off either side of the entrance hall. To the left the Garden/Dining room offers breath taking views of the garden to three aspects. To the right, the 28ft sitting room has beautiful polished slate floor and wood burning stove. There is a sense space and light throughout the house.

Four generously proportioned bedrooms all with wonderful garden views. These are served by a large family bathroom and an upstairs cloakroom. There is also a shower room beyond the kitchen.

There is an orchard area with fruit trees and vegetable plots, sheltered by hedging. There is a large detached storage barn There is an orchard area with fruit trees and vegetable plots, sheltered by hedging. There is a large detached barn on approach to the property with ample parking area to the front and log store to the side. There is also parking to the front of the house.

The previous owner made considerable efforts to improve the energy efficiency of the house. The bedroom wing all has heritage, triple-glazed windows and other windows have double or secondary glazing. Photo-voltaic solar panels installed on the barn.





## ACCOMMODATION

Entrance Hall	4.54m x 4.25m (14'11" x 13'11")
Garden/Dining Room	6.01m x 4.56m (19'9" x 15'0")
Lounge	8.55m x 4.51m (28'1" x 14'10")
Kitchen	4.35m x 3.82m (14'3" x 12'6")
Rear Entrance	2.28m x 1.86m (7'6" x 6'1")
Shower Room	2.79m x 1.72m (9'2" x 5'8")
Inner Hallway	9.21m x 2.50m (30'3" x 8'2")
Family Bathroom	3.80m x 3.03m (12'6" x 9'11")
Bedroom One	5.54m x 4.24m (18'2" x 13'11")
Bedroom Two	4.88m x 3.25m (16'0" x 10'8")

## First Floor Landing

### WC

With low level WC and wash hand basin.

Bedroom Three	4.51m x 3.99m (14'10" x 13'1")
Bedroom Four	5.01m x 4.19m (16'5" x 13'9")

## OUTSIDE

Storage Room	2.77m x 2.27m (9'1" x 7'5")
Boiler Room/Utility	3.01m x 2.77m (9'11" x 9'1")
Hobby Room/Study	6.00m x 3.08m (19'8" x 10'1")

## DETACHED COTTAGE

Dining Room	5.04m x 2.32m (16'6" x 7'7")
Open Plan Lounge & Kitchen	4.09m x 3.61m (11'10" x 13'5") plus 2.28m x 2.20m (7'6" x 7'3")
Bedroom	4.14m x 3.96m (13' x 13'7")
Shower Room	2.08m x 1.73m (6'10" x 5'8")



*TO ARRANGE A VIEWING PLEASE CALL 01492 640 415*

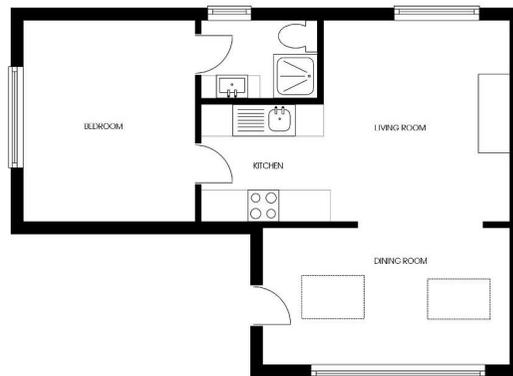
GROUND FLOOR MAIN HOUSE



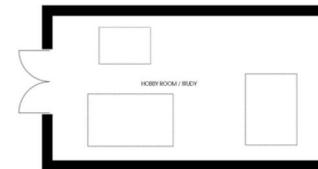
FIRST FLOOR MAIN HOUSE



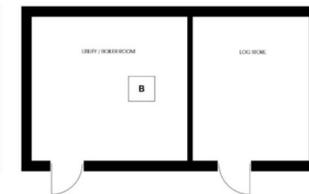
GUEST ANNEXE



HOBBY ROOM



UTILITY AND STORE



## TENURE

The property is available freehold. Solicitors to confirm.

## COUNCIL TAX

The property is believed to be in Band E. £1501.68 per annum.

## SERVICES

Electricity is connected. Private water supply. Septic tank drainage and oil fired central heating. Solar panels have been installed.

## VIEWING

Please contact the selling agents:

Bob Parry Estate Agents & Auctioneers

Swan Buildings

Denbigh Street

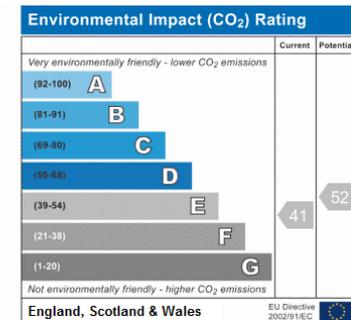
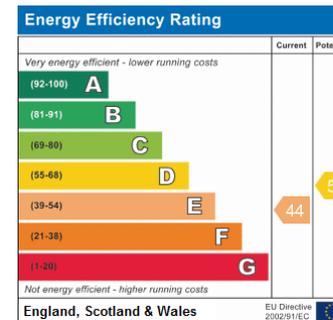
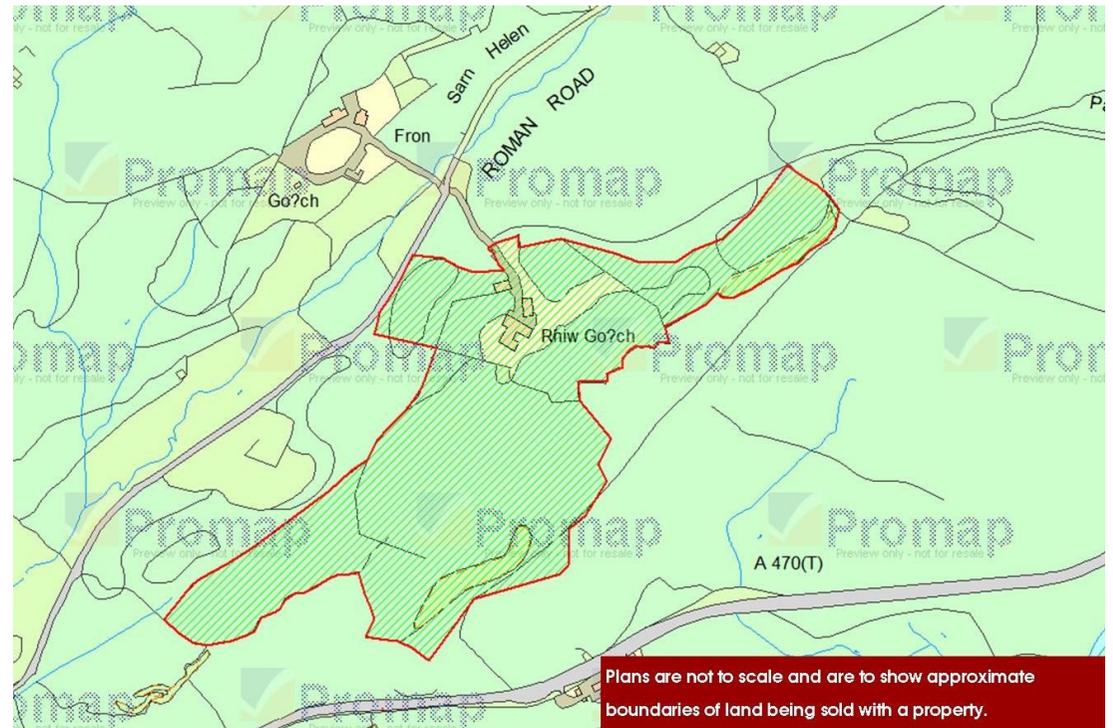
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PROTECTED



These sales particulars are believed to be materially correct but their accuracy is not guaranteed and they do not form any part of any contract. All measurements are metric (with imperial equivalent in brackets) and are approximate. Services, gas and electric installations, appliances, heating systems, boilers, chimneys/flues etc. have not been tested by the selling agents and no warranty as to their condition or suitability is given. Plans and floor plans are for viewing purpose only and are not to scale.