

Ref: SD 2715

Investment For Sale - £1,495,000

Cym-Y-Glo, Gwynedd



St Davids Commercial are pleased to announce a 30-acres estate for sale, situated in the idyllic Snowdonia Area, near Llanberis.

FOR SALE
£1,495,000 FOR SALE

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Our clients own three houses on this 30+ acre site in Cwm y Glo – just two miles from the Snowdonia village of Llanberis.

Two of the properties – Ddol Helyg Farm House and Ddol Helyg Barn – are five-bedroom holiday homes with private gardens. Bookings are currently managed by Sykes Cottages, and comfortably yield circa £70,000 per year. Together, the holiday homes were booked out for 85 weeks in 2017, and they are already booked out for 40 weeks in 2019. The third property is the owner's three-bedroom bungalow. All information was provided by the owners.

The owners also run a pottery business on the site, which is being relocated after more than 20 years in occupation. Therefore, the sale includes the pottery's large workshop, office, canteen, café, shop and activity area – a versatile space that could accommodate a wide range of alternative business ventures.

Additionally, the property includes an outdoor riding school and large stable block with eight stables, tack room, feed room, and hay store. A successful livery business has previously been run here.

Ddol Helyg Farmhouse

Ddol Helyg Farmhouse is a late 19th century stone farmhouse that was converted to a high standard in 2005. The house retains many of its original features, and provides quality accommodation for large groups of friends and families. There are five en-suite bedrooms (all with TVs), a large lounge that opens into a conservatory with views of the Snowdonia mountain range; dining room; snug with original stone fireplace; laundry room; spacious kitchen; and separate bathroom with a shower/bath. In addition to the private garden that is surrounded by mature trees, there is a patio/seating area with beautiful views – ideal for alfresco dining.

Ddol Helyg Barn

Ddol Helyg Barn is a delightful, stone-built barn conversion which won the Sykes Cottages bronze award in 2017 for being eco-friendly (features include solar-powered underfloor heating and a wood chip boiler). There are also five en-suite bedrooms (all with TVs) in this property, along with a large kitchen, utility room, and an impressive cathedral ceilinged sitting room with wood burner and a picture window with views over the courtyard. A modern glass-fronted corridor connects the kitchen and sitting room.

All furnishings in the guest houses are included in the sale.

The Bungalow

There are stunning views of Mount Snowdon from the owner's bungalow. The property includes three bedrooms, one on the ground floor and two upstairs. There is also a lounge area with French doors opening into a private garden with fruit trees; porch; bathroom; and a family kitchen with a good range of floor and wall units.

WORKSHOP/POTTERY AREA

The pottery workshop is a steel-framed construction attached to the shop and activity area, totalling circa 2500 square feet. There is also a large storage/tool shed nearby, and a customer car park.

Activity room

The activity room is capable of seating up to 80 people and is also circa 2500 square feet. It contains tables suitable for seating small and large groups. The activity room opens directly onto the shop and café area. A customer toilet block (with male, female and disabled toilet) is adjacent

to the activity room.
Shop

The current owners display handmade pottery for sale in the shop, which has wood-panelled ceilings, three windows, and a wide variety of hand-built wooden shelving units. A separate entrance leads in from an outside grassed-over seating area with flower beds and a disabled access path. The pottery business is not included in the sale of the property.

Café

The café includes tables and chairs to seat 24 people, a large counter with storage space underneath, coffee machine, sink unit, display shelves, display fridge and an under counter fridge. The café opens onto a small enclosed garden with picnic tables. A catering kitchen is accessed through a door behind the counter in the café. It is equipped to a commercial standard.

OUTSIDE

Everything is set within circa 30 acres of land which is divided into eight paddocks and a wooded area. This space has previously been used for show jumping, dressage and cross country competitions. The stunning Afon Rhythallt river borders the north side of the land, boasting an abundance of wildlife, including otters, herons and kingfishers. The old Llanberis to Port Dinorwic train route also used to run through the land, and the property's lower fields are accessed via a private railway bridge.

Viewing by appointment only – no walk-ins please.

Please download the details of this amazing investment opportunity from our website, or request the details directly from our office.

St David's Commercial has not checked any fittings or fixtures and cannot guarantee they are in working order. Your home is at risk if you fail to keep up payments on a loan or mortgage secured upon it.

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