



Cilfechyd Barn, Waunfawr, Caernarfon

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**STRUTT  
& PARKER**

BNP PARIBAS GROUP 

# Cilfechyd Barn Waunfawr, Caernarfon LL54 7AJ

A characterful barn conversion with ancillary accommodation including an attached annexe and holiday lodge, generous outbuildings and stabling, nestled within the scenic Gwyrfaï valley with land extending up to 12.6 acres

Waunfawr 1.1 miles, Caernarfon 4.8 miles, Llanfairpwll Station 13.1 miles, A55 (J9) 11.1 miles, Bangor 12.6 miles

Porch | Sitting room | Kitchen | 2 Bedrooms  
Shower room | Garage | Stables | Stores  
Wood store | Summer house | Garden  
1 Bedroom annexe | 1 Bedroom holiday lodge  
Approx 12.6 acres | EPC rating F

## The property

Cilfechyd Barn is a versatile stone-built converted rural property offering far-reaching valley views and a wealth of charming accommodation with excellent business opportunities. It currently comprises a fine home with an attached annexe, along with a detached holiday lodge, all set within a substantial private plot with mature landscaped grounds and a range of adaptable outbuildings.

The main home is accessed via a porch, opening into the vaulted kitchen with its exposed beams and whitewashed stone walls, housing a range of in-keeping cabinetry and worksurfaces along with a traditional AGA range. Alongside is the striking multi-aspect sitting room, with its feature fireplace and stove, natural stone flooring, garden access and stairs to the first floor. Further on the ground floor, double doors open to the principal bedroom alongside which is a shower room. To the first floor is an additional bedroom with fitted storage.

The annexe comprises a sitting room with pretty garden views opening to a central kitchen with various units and appliances, as well as a large dual-aspect bedroom and a bathroom with a freestanding rolltop bathtub.

The holiday lodge within the grounds has a sunny verandah opening to an open-plan kitchen and sitting room, along with a bedroom with an en suite shower room.

## Outside

The property benefits from a large private plot in idyllic surroundings, approached via a five-bar gate opening to a colourful bordered driveway which gives access to the detached garage and parking for multiple vehicles.

The uniquely landscaped garden has a wealth of divided lawns with vibrant planting and established shrubs, with taller trees, a tranquil stream, a range of terraces (both beside the home and within the grounds), a large summer house with deck, over 2,100 sq. ft of stores and stables over two floors and other versatile outbuildings. The adjoining land and local public routes provide ample opportunities for hacking.

## Location

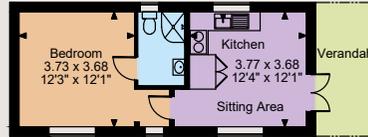
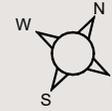
Cilfechyd Barn is located within the picturesque Gwyrfaï Valley near to the slopes of Yr Wyddfa Hills and the Snowdonia National Park, with a range of outdoor pursuits available nearby including mountain walking, rock climbing, water-sports and mountain biking, as well as leisure activities including fishing and golf, with Tyddyn Mawr Golf Club 3.3 miles away.

The village of Waunfawr offers several of amenities including a shop and school, whilst the nearby town of Caernarfon provides a wider range of shopping and recreational facilities. The city of Bangor with its university and mainline railway station is also within easy reach. The property is situated just off the A4085, with easy access to the A55 expressway for convenient road links further afield and mainline train connections via Llanfairpwll Station.

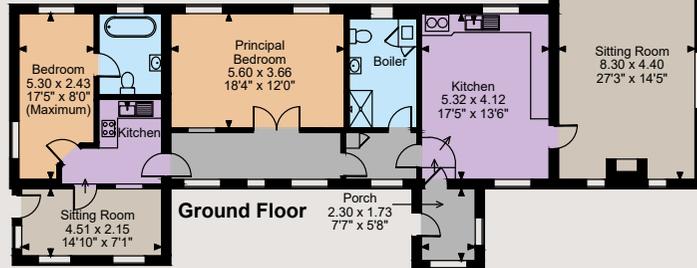




Floorplans  
 Main House internal area 1,315 sq ft (122 sq m)  
 Garage internal area 283 sq ft (26 sq m)  
 Summer House & Stores internal area 917 sq ft (85 sq m)  
 Holiday Let internal area 749 sq ft (69 sq m)  
 Stable internal area 2,186 sq ft (203 sq m)  
 Total internal area 5,450 sq ft (506 sq m)  
 For identification purposes only.

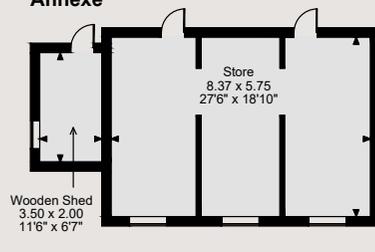


**Holiday Lodge**



**Ground Floor**

**Annexe**



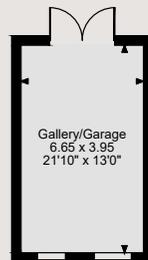
Wooden Shed  
3.50 x 2.00  
11'6" x 6'7"



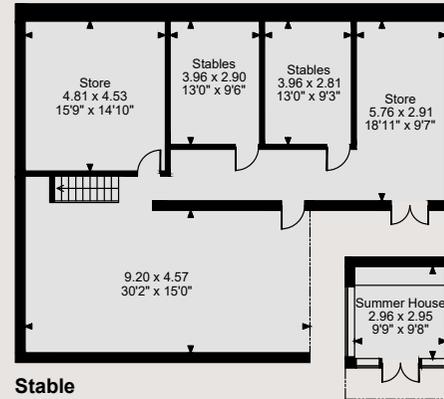
Wood Store  
7.50 x 2.70  
24'7" x 8'10"



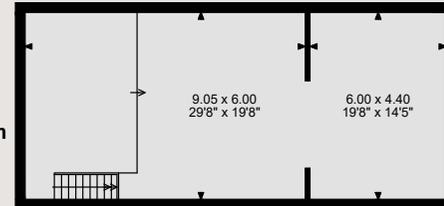
**First Floor  
Above Sitting Room**



Gallery/Garage  
6.65 x 3.95  
21'10" x 13'0"



**Stable**



**Floor Above Stable**

The position & size of doors, windows, appliances and other features are approximate only.  
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### Directions

Follow What3Words navigation:  
 ///storyline.village.wharfs

### General

**Local Authority:** Gwynedd Council  
**Services:** Mains electricity, private water and drainage. Oil-fired central heating. Broadband.  
**Council Tax:** Band D (mixed-use property)  
**Fixtures and Fittings:** All fixtures and fittings are to be excluded from the sale, but may be available by separate negotiation.  
**Tenure:** Freehold  
**Guide Price:** £750,000  
**Wayleaves and easements:** The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.  
**Covenants:** Access relating to a cable that crosses the lower gardens of the property.

### Chester

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