

Yr Helfa, Llanberis, Caernarfon, Gwynedd





Yr Helfa, Llanberis, Caernarfon, Gwynedd **LL55 4UW**

A unique property with established income potential, located in the foothills of Snowdon with true off grid status.

Summary of accommodation

Ground Floor

Kitchen (commercial) | Dining area | Living room | Three bedrooms
Three bathrooms | Utility room | Plant rooms

Gardens and grounds

Large driveway | BBQ area | Generator shed | Bin store

In all approximately 0.27 acres.

The property is currently classed as C6 commercial. A recent preplanning application 02/11/23 yielded a positive response from the local council authority who would be generally supportive of a change of use of the dwelling/house from the current use to class order C3 residential. An approved planning application would now be required.

Tenure

Freehold

Local Authority

Gwynedd County Council

Council Tax Band

Nil rate band due to small business rates relief. Please speak to the agent for further details.

Energy performance certificate

Rating A



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Situation

Yr Helfa stands in a beautiful mountain setting on the Llanberis side of Yr Wyddfa, nestled directly at the foot of Moel Cynghorion forming part of the Moel Eilio, a notable section of Snowdon's Horseshoe trail. The property has 360 degree unobstructed panoramic mountain views that take in Snowdon, the Snowdon Mountain Railway trains making their way towards the peak and towards Anglesey, to the North.

Located on the shores of Lake Padarn, the town of Llanberis is renowned for its outdoor pursuits, including rock climbing and mountaineering. The town provides an array of amenities, including local shops, outdoor retailers, restaurants, pubs, and a primary school.

Within easy driving distance lies the Caernarfon Bay coast, and Anglesey a little further beyond. Approximately 8 miles away, the historic town of Caernarfon offers an extensive range of services, along with schools, recreational facilities, and the world-famous 13th Century castle. Further along the coast is Bangor, boasting its university and city conveniences.

Communication links are excellent, with the A55 providing a link between the North Wales coast and Chester, as well as the motorway network connecting to Liverpool and Manchester. A direct train route to London can be had from Holyhead.

Distances

Llanberis 1.2 miles, Bangor 12.9 miles, Betws-y-Coed 16.5 miles, Conwy 23.4 miles, Chester 69.2 miles, Liverpool 85 miles, Shrewsbury 77.5 miles. (Distances are approximate)



Yr Helfa

Yr Helfa is a traditional Welsh longhouse believed to have been constructed in the 1700's. The property is built with local stone, and a Welsh slate roof from the nearby Bethesda quarries. The interior features Welsh slate slab flooring, exposed stone work and traditional fireplaces. The current owners have undertaken a complete and extensive re build of the property during their ownership, blending traditional materials and building methods with state of the art infrastructure and services.

Yr Helfa is powered by a smart technology off grid system, which includes a weather station. There is both solar and water solar PV, a biomass boiler, along with gravity feed water with filtration and sterilisation treatment centre. There is a smart controlled energy efficient back-up generator. Bio-fuelled underfloor heating is found throughout, controlled by a smart zoned control. All of this has helped Yr Helfa achieve an EPC rating of A, a remarkable and extremely rare rating for a property of stone build construction.







The property has a well established income as a unique holiday property business let. Please ask the agent for further detail.

Yr Helfa

Approximate Gross Internal Floor Area
Main house 156 sq m / 1679 sq ft
Generator shed, boiler and bin store 21 sq m / 226 sq ft



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. All those items regarded as tenant's fixtures and fittings, are specifically excluded from any tenancy and will not be evidenced in the inventor. Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated August 2023. Photographs and videos dated August 2023.

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Helfa

Yr Helfa

Track

Total Area (0.11 ha/ 0.27 ac)

Area shown based on OS boundaries and not registered title boundary

Yr Helfa

Location SH 583 574

Scale 1:750 @ A4

Drawing No. X20424-02L

Date 30.08.23



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Gardens and land

Yr Helfa stands within approximately 0.27 acres of grounds. The boundary walls are constructed from local stone and slate. A number of seating areas have been created to take in the simply awesome 360 degree views. To the front of the house is a raised stone built BBQ area. A large driveway provides plenty of parking.

Parking

The current owners rent three parking spaces from the local farmer on an annual basis approximately half a mile from the property.

The access route from the car parking spaces is officially over the bridge (not via the existing ford). The access track passes over two different owners land.

Services

Water and solar PV, Wind turbine, back up smart generator, private drainage, private water supply.

Agents note

Helfa Fawr is situated in a conservation area.

Whilst the property has previously been classed as residential, Yr Helfa is currently classed as a commercial property (C6 status). The property can be occupied for up to 31 days at a time. Guests can stay for up to 31 days at a time and can request an extension to this time period if required.

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Directions (Postcode LL55 4UW)

The property is reached via local authority roads until approximately 0.5 miles away, where the road changes to a private track with right of way, accessed via 4 x 4 vehicles only.

From Llanberis continue along the A4086. At the roundabout in front of The Legacy Royal Victoria Hotel, take the first right onto Victoria Terrace. Continue up past the cattle grid at the end of Victoria Terrace and follow this road up past the first cafe. Continue up the hill, passing the turn off for the Llanberis path and under the bridge which the Snowdon Mountain Railway passes over. The entrance to the parking area is approximately 150 metres on the right hand side. Please note that there is about a half a mile walk from the car park to Yr Helfa. Please leave all gates that you pass through as you find them.

What3words:///Bearings.subplot.space



