

Blaenau Barn

Region: Wales Sleeps: 8

Overview

The secluded Blaenau Barn offers the very best of Snowdonia. Sleeping up to eight guests, the beautiful stone built, 4 bedroom, barn conversion is located on the outskirts of Llanffestiniog, less than 1 mile from the village pub and within 3 miles of Blaenau Ffestiniog. Surrounded by gorgeous countryside and stunning mountainous views with a magical waterfall 2 minutes away, This is the perfect place for walking and biking enthusiasts of all capabilities and those who want to gather together in a beautiful retreat in an inspiring location.

Peaceful, private and wonderfully scenic, Blaenau Barn offers a warm farmhouse welcome as soon as you open the door. Enjoying underfloor heating, the hallway opens up to an attractive open-plan living area. Guests will love the wooden beams, high ceilings, gorgeous wooden floors and cosy evenings in front of the large roaring wood-burning stove. The lounge offers snugly sofas and armchairs that bask in the warmth of the fire. A television and bookcase filled with books, games maps and local information are provided for your entertainment. The dining space is large and characterful with a large feature wall map, a talking point whilst enjoying fabulous feasts. Step out through the large sliding doors to experience wonderful views on your garden patio.

The country-style kitchen is modern and spacious, boasting all of the appliances you could need including an electric range oven, dishwasher, huge fridge freezer, wine cooler, microwave and coffee machine.

You will find two gorgeous, characterful bedrooms on the ground floor. Cosy and stylish, Bedroom 1 has a kingsize bed and underfloor heating. Bedroom 2 also has a comfortable kingsize bed. Both bedrooms can be rearranged into twin rooms if required. Located on the ground floor, you will also find a convenient separate shower room and a utility room with washing machine and dryer as well as a WC and sink.

Upstairs are two large and characterful bedrooms. Bedroom 3 has a Super king bed and en-suite bathroom with shower room and Bedroom 4 has a Super king bed and en-suite bathroom with a luxurious double-ended bath. Both bedrooms have a double sofa bed and can be used as family rooms. Both bedrooms also benefit from the fabulous garden and mountainous views.

The property is family-friendly with a travel cot, highchair and stairgate



provided if required.

Outside the large, peaceful enclosed garden enjoys plenty of space for fun and games. Surrounded by stunning scenery, there is a delightful mountain stream and picturesque ponds at the edge of the garden boundary.

The spacious patio offers plenty of seating and space for alfresco dining. There is a fabulous fire pit and a stone-built charcoal BBQ so you can enjoy the outdoors even on the chilliest of days.

There is ample parking for up to 4 cars and the garage provides secure bike storage.

Facilities

Barn • Instagrammable • Modern • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Pets on Request • Walk to Village • Walk to Restaurant • BBQ • Washing Machine • Tumble Dryer • Dishwasher • AGA • Ideal for Xmas/NY • Ground Floor Bed & Bath • TV • Indoor Games • Working Fireplace/Woodburner • Heating • Cot(s) • High Chair(s) • Toys • Fenced Grounds • Parking Space • Watersports • Rural Location • Walking/Hiking Paths • Golf Nearby • Cycling • Horse Riding • Fishing • Outstanding Landscapes • Outdoor Pursuit & Activities • Romantic

Interior & Grounds

Ground Floor

- Welcome Hallway
- Kitchen Area: Well-equipped kitchen space with spectacular mountain views. Includes an electric range oven, dishwasher, large fridge freezer, wine cooler, microwave and coffee machine.
- Dining Area: Large dining table seating up to 12. A large feature wall map to inspire the explorers amongst you.
- Lounge Area: Welcoming lounge with sofas and chairs for up to 12 people. Sit back and relax with throws and blankets in front of the log burner, or enjoy the Snowdonia scenery through a large sliding door that opens onto the garden patio. Freeview TV and a large bookcase filled to the brim with books, games, maps, and plenty of suggestions of what to see and do.
- Bedroom 1: King size bed (can be made into 2'6" twin beds) and underfloor heating.
- Bedroom 2: King size bed (can be made into 2'6" twin beds).
- Shower Room: Large shower, vanity sink and heated towel rail.
- Toilet / Utility: Toilet, sink and vanity unit. Utility area with washing machine and tumble dryer

Upstairs

- Bedroom 3: Super king bed (can be made into full sized, 3' twin beds) and en-suite shower room. With a double sofa bed, this bedroom can also be made into a family room for 4. Garden and mountain views. En-suite: shower, toilet and towel rail.
- Bedroom 4: Super king bed (can be made into full sized, 3' twin beds) and ensuite bathroom. This room can also be made into a family room for 4 by utilising the double sofa bed. Garden and mountain views, along with large windows overlooking the lounge. En-suite: large double ended bath, sink and vanity unit, toilet and towel rail

Garden

- With beautiful mountain views, the cottage boasts a very large, enclosed garden to the front elevation of the property, with a stream and ponds at the furthest reach of the garden boundary.
- Very large patio with seating and dining furniture provided. Fire pit and stone built charcoal BBQ - one bag of charcoal also provided.
- Garage with secure bike storage.

Additional Information

- Bed linen, hand and bath towels: Provided
- Central heating and electricity: Included.
- Logs: Initial supply of logs and coal provided. Additional bags for sale.
- Pets: Up to 2 well behaved dogs welcome. Will need to be at least 1 year old,



vaccinated and flea treated. Dog hamper provided.

- No smoking inside the property please
- Water: Mains water supply
- Parking: Large private drive with ample parking for 4 cars.

Location & Local Information

Blaenau Barn enjoys a wonderfully secluded location with stunning mountain and valley views just on the outskirts of Llanffestiniog and only a short drive from Blaenau Ffestiniog.

Once known as the slate capital of the world, Llanffestiniog is today renowned for innovative activity centres such as Zip World Titan, which whisks you high above Blaenau and down to the valley beneath and Bounce Below, an underground network of trampolines in a huge, illuminated cavern. A deep mine tour at Llechwedd is a fascinating way to glimpse into Blaenau's history and, if mountain biking trails and thrills appeal, head for Antur Stiniog which offers 14 fantastic gravity-fed mountain biking trails.

Climb aboard the delightful Ffestiniog steam train for a scenic journey to Porthmadog and the coast, where you can enjoy a stroll around the charming Italianate-style village of Portmeirion (8.5 miles).

Its riviera-inspired houses, ornamental garden and campanile stand out against the trees and hills. Portmeirion opened as an attractive private village in 1926. You can stretch your legs in its ten-hectare woodland, an Edwardian wild garden designed by Caton Haigh a world authority on Himalayan flowering trees and exotic plants. The gardens are stunning with camellias, rhododendrons, azaleas, magnolia and maidenhair trees bringing blazes of colour. If you are looking for a memento of your time by the sea in North Wales Porthmadog has some lovely gift shops selling unique traditional and contemporary pottery.

The picturesque village of Beddgelert lies in the heart of the Snowdonia National Park at the foot of Mount Snowdon. It is a very pretty, bustling village full of charming tea rooms, cosy pubs, arts and craft shops and wonderful restaurants, all centred around the Afon Galslyn River. You can enjoy a gentle river stroll to the Aberglaslyn Pass, one of North Wales' famous beauty spots. The Welsh Highland Steam Railway passes through the village on its journey from Porthmadog to Caernarfon. The village of Beddgelert is famous for its monument to the Welsh Prince Llewelyn's dog, whom the Prince killed thinking it had attacked and killed his son, only to discover the dog had been defending his son from a savage wolf attack.

For a complete contrast and only a short drive away, visit rugged Dolwyddelan Castle, one of several castles built to command the mountain passes in this epic landscape. Nearer to home, there are excellent walks on the doorstep, with a fairy-tale waterfall just a few meters away.

As well as exploring the Snowdonia National Park during your stay, a short drive will take you to the beautiful Llyn Peninsula, a protected Area of



Outstanding Natural Beauty. There are stunning, idyllic beaches to visit, seaside resorts with an excellent bistro life, pretty coastal hamlets, picturesque harbours and smart marinas. The historic fishing village of Aberdaron has a National Nature Reserve famous for its birdlife and has sailing and watersports, fabulous beaches and a lovely sheltered harbour. The Llyn peninsula's capital Pwllheli is a very busy seaside resort. It boasts a popular sailing and watersports centre, a fantastic marina, art galleries and excellent shops and restaurants.

Local Amenities

Nearest Airport	Liverpool Airport (133 km)
Nearest Town/City	Porthmadog (17 km)
Nearest Village	Llanffestinog (1.1 km)
Nearest Restaurant	Y Manod (2.9 km)
Nearest Supermarket	Pen y bryn Stores (1.1 km)
Nearest Golf	Porthmadog Golf Club (19 km)
Nearest Beach	Harlech Beach (21 km)

What we love

- Blaenau Barn enjoys a wonderfully secluded location from where you can easily explore the fantastic landscapes of the Snowdonia National Park
- This gorgeous property has been beautifully renovated while maintaining its character, warmth and farmhouse appeal
- The panoramic mountain and valley views from Blaenau Barn are fantastic

What you should know...

- Up to 2 well-behaved dogs welcome. The dogs need to be at least 1 year old, vaccinated and flea treated. Dog hamper provided
- An initial supply of logs and coal is provided for guests convenience, there are additional bags for sale
- The sleeping arrangements offer great flexibility with all bedrooms rooms having the option to be rearranged into twin rooms and two bedrooms conveniently located on the ground floor
- Please be aware there is a stream and ponds at the far boundary of the property and young children should be supervised

Terms & Conditions

- Security deposit: No security deposit is required for booking this property
- Arrival time: Check-in 4.00 p.m
- Departure time: Check-out 9.00 a.m
- Energy costs included?: Yes, included in the rental price.
- Heating costs included?: Yes, included in the rental price.
- Linen & towels included?: Yes, included in the rental price.
- End of stay cleaning included?: Yes. However, guests are required to leave the accommodation clean, tidy and in the same condition as on their arrival. Any extra cleaning, laundry, maintenance and/or rubbish disposal required will be charged against the security deposit.
- Internet access?: Wi-Fi internet access included.
- Minimum stay: 2 nights
- Changeover day: Friday
- Pets welcome?: Up to 2 well behaved dogs welcome. Will need to be at least 1 year old, vaccinated and flea treated. Dog hamper provided.
- Smoking Allowed?: Smoking & Vaping are not permitted.
- Insurance: Guests are required to be in possession of a valid insurance policy, which covers them for cancellations, loss of personal belongings, personal liability and any accidental damage caused during their stay.