

# Tearoom Place

Region: North Wales Sleeps: 12

## Overview

Nestled in the picturesque embrace of the charming village of Trefriw within the Snowdonia National Park, Tearoom Place stands as a captivating testament to the seamless fusion of tradition and contemporary flair. This haven of comfort and style beckons visitors to an unparalleled retreat in the heart of Snowdon's foothills. From its unassuming exterior, this 1840 heritage property has undergone a masterful transformation, emerging as a resplendent six bedroom, three storey abode, capable of graciously accommodating up to twelve guests. It was previously the local tearoom, hence its charming name. Tearoom Place is the perfect property to bring the generations together and to spend a special, active holiday with your favourite friends

Passing through its threshold, a world of sophistication intertwined with the warmth of yesteryears opens up. The open plan expanse, where living, dining, and kitchen seamlessly converge, sets the stage for convivial gatherings. A wonderfully chic, fully-equipped kitchen shares space with an expansive dining table, encouraging shared meals and jovial conversations. Beyond, a lounge area adorned with an L-shaped sofa and love seat revolves around a crackling log-burning stove, casting a cozy spell that seems to whisper tales of old. A magnificent 60-inch Sky Glass TV adorns an opposing wall, offering the best of modern entertainment. The snug offers a separate area to the lounge, and comes with its own sofa and 65 inch sky TV, just perfect for the young ones.

A journey upwards leads to a floor where slumber is blissfully assured. The spacious bedrooms, each featuring king-sized beds cocooned in soft linens, create sanctuaries of restfulness. A generous family bathroom, graced with both shower and bath, promises relaxation. A practical drying room stands ready to cradle the outdoor gear, a silent witness to the day's adventures.

A descent to the lower ground reveals further marvels. Three additional bedrooms offer flexible arrangements, including a king-size suite and two twin rooms sporting zip and link beds that harmoniously transform into kings at will. A second family bathroom, this one embracing a walk-in shower, caters to the lower level's inhabitants. A utility room, complete with a washing machine and dryer, fulfills practical needs.

The exterior of Tearoom Place is equally enchanting. A private garden, a sun-soaked haven, holds a freestanding charcoal barbecue and outdoor loungers,



bathed in the glow of mood-enhancing outdoor lighting. An outdoor dining table invites al fresco feasts, turning summer evenings into cherished memories.

Tearoom Place not only welcomes families but caters thoughtfully to their needs. Cots and highchairs await the smallest guests, while additional infant equipment stands ready with a moment's notice. Pets, those beloved companions, are accommodated upon the premises for a small additional cleaning fee, their presence adding to the warm tapestry of this welcoming home.

Beyond its walls, Tearoom Place stands as a gateway to Snowdonia's splendor. A haven for walkers, hikers and cyclists, it is a serene base from which to explore the surrounding natural wonders. Just steps from the front door, you will experience the charm of Trefriw, a village steeped in history. Just 50 yards away, the local Welsh pub extends a heartfelt invitation.

## Facilities

Townhouse/Apartment • Modern • Great Value • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Wi-Fi/Internet • Pets on Request • Walk to Village • BBQ • Washing Machine • Dishwasher • Microwave • Hairdryer • Wet Room • Stag/Hen Allowed • Ground Floor Bed & Bath • TV • Working Fireplace/Woodburner • Heating • Cot(s) • High Chair(s) • Walking/Hiking Paths • Golf Nearby • Cycling • Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites

# Interior & Grounds

## Tearoom Place

### First Floor

- Bedroom with super king size bedroom
- Bedroom with double bedroom
- Bedroom with twin beds
- Family bathroom suite with shower and bath
- Drying room

### Lower Floor

- Bedroom with super king size bedroom
- Bedroom with king size bed
- Bedroom with twin beds
- Family bathroom suite with large shower
- Utility Room

### Outside Grounds

- Barbeque (coal)
- Outdoor furniture

### Additional Facilities

- Bluetooth sound system
- 65 inch TV Sky Glass with Sky Sports / BT
- Additional infant equipment (baby bathtubs, milk processors) can be provided subject to availability and on request





## Location & Local Information

Tearoom Place enjoys a fabulous location in the historic, picturesque village of Trefriw, a brilliant spot for explore the Snowdonia National Park. The nearby Llanrwst enjoys lovely riverside walks, an indoor swimming pool, a fabulous 15th century church that is one of the finest in Wales and a great selection of shops, cafes and restaurants. St Grwst contains the large stone coffin of Llywelyn the Great and on the chapel walls hang the spurs of Dafydd ap Jenkin who was a North Wales Robin Hood. The town is known as the 'capital' of the verdant Vale of Conwy. Its three-arched bridge is thought to be the work of the famous architect Inigo Jones. Another town chapel, Gwydir Uchaf, sits in woods and is noted for its striking ceiling paintings.

Gwydir Castle and Park was for centuries the seat of the influential Wynn family. Much of the house was rebuilt in the 19th century. The castle sits within a ten acre garden.

The village of Betws-y-Coed is known locally as 'the gateway to Snowdonia'. It boasts a good selection of shops and country pubs and is also home to Zip World Fforest and the unique tourist attraction and tea room, The Ugly House Ty Hyll. The village of Llanberis is where climbers can tackle Mount Snowdon.

The picturesque market town of Dolgellau enjoys a fabulous array of shops, pubs, cafes, bakeries, wine bars and restaurants. It is a foodie haven with wonderful local produce and delicious cuisine. Dolgellau is home to over two hundred beautiful listed buildings. You will spend a lot of time meandering and appreciating their beauty. The flat mountain bike Mawddach Trail follows the old railway bed to the lovely seaside town of Barmouth. Dolgellau is the nearest town to the renowned Coed y Brenin Mountain Bike Centre. The town is steeped in history with its main bridge over the Afon Wnion dating back to 1638. The remains of historic Cymer Abbey, founded in 1198, can be seen in the nearby village of Llanelltyd within walking distance. The Dolgellau Golf Course enjoys 9-holes and a friendly tearoom.

As well as exploring the Snowdonia National Park during your stay, you may also wish to head for 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 was the last stop for pilgrims on the way to Ynys Enlli otherwise known as Bardsey Island, or the 'Isle of 20000 Saints' which is now a National Nature Reserve famous for its birdlife. Abersoch is a delightful seaside resort with sailing and watersports, a bistro dining scene, fabulous beaches and a lovely sheltered harbour. Llanbedrog boasts a photogenic line of colourful beach huts and a superb beach. Porthdinllaen is a much loved, much photographed coastal



hamlet brimming with quaint houses above a stunning half moon of golden sand. Beside Porthdinllaen is Nefyn with its maritime museum, pretty harbour and a sweeping crescent of sand. Its headland golf course is extremely scenic. Criccieth is a beautiful, elegant seaside resort on Cardigan Bay known as the ‘Pearl of Wales on the Shores of Snowdonia’. This attractive Victorian resort offers fantastic beaches and traditional Welsh charm. 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	<b>Manchester Airport (132 km)</b>
Nearest Train Station	<b>Llanrws Train Station (3.8 km)</b>
Nearest Village	<b>Trefriw (100 m)</b>
Nearest Town	<b>Llanrwst (3.5 km)</b>
Sightseeing	<b>Gwydir Castle and Park (3 km)</b>
Nearest Supermarket	<b>Co-op Food - Llanrwst (4 km)</b>
Nearest Bar/Pub	<b>The Old Ship (1 km)</b>

## What we love

- This lovely property offers a perfect blend of vintage charm and modern style within Snowdonia's embrace
- Versatile sleeping arrangements are offered with king and twin bedrooms, ideal for families and groups
- Tearoom Place comes with a delightful terrace, beautifully furnished for alfresco dining

## What you should know...

- A 60 inch Sky Glass TV is provided together with a Bluetooth sound system, Sky/Sky Sports /Netflix/Disney channels
- Pets are permitted but with a small additional fee
- Two of the rooms enjoy flexible sleeping arrangements with beds that can be set up as kingsize beds or twins

# Terms & Conditions

- Security deposit: £500 charged to the client's credit card as a pre-authorisation at least 2 weeks prior to arrival and refunded two weeks after departure, subject to a full inspection
- Arrival time: 4 pm
- Departure time: 10 am
- Energy costs included?: Yes, included in the rental price
- Linen & towels included?: Yes, included in the rental price
- Heating costs 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
- Changeover day: Flexible
- Minimum stay: 3 nights
- Pets welcome?: Yes, to be requested at the time of booking, if accepted a fee per pet per night might be applied.
- Smoking Allowed?: No, smoking or vaping is not permitted at this property
- Stag & Hen Do's Allowed? : Yes, weddings, stags and hen do's are allowed at this property
- Internet access?: Yes