



Plas Tan y Bwlch

Maentwrog, Gwynedd

Carter Jonas

**Plas Tan y Bwlch
Maentwrog
Gwynedd
LL41 3YU**

A Grade II* listed former manor house situated within the Eryri National Park with extensive gardens, woodland and a stunning upland lake overlooking the mountains of Snowdonia.

Plas Tan y Bwlch is one of the most recognisable period property's in North Wales. This country estate has been owned and operated by the Eryri National Park Authority as an Environmental Studies Centre for many years having been constructed in the 18th Century as a private house for the Oakeley family.

Situated prominently over the Vale of Maentwrog, the Estate is surrounded by attractive gardens and mixed woodland which is of international importance with high amenity and biodiversity value. The Estate includes the principal former manor house, a cluster of other buildings including the former stable block and servant's wing that form part of the centre, and a detached chalet.

In addition, the sale includes the purchase of a 34kw hydroelectric scheme and income from the lease of land to a telecom operator.

In all extending to approximately 103 acres.

For sale by private treaty as a whole.



Location
Plas Tan y Bwlch is situated approximately 6 miles east of the coastal town of Porthmadog and overlooks the valley of the River Dwyryd and the village of Maentwrog.

Porthmadog is a popular and busy town which offers a wider range of local shops, contemporary restaurants and traditional public houses.

Plas Tan Y Bwlch lies within the Eryri National Park Authority and is well located for the many attractions of North Wales whilst also offering ease of access to attractions such as the Llyn Peninsula, Portmeirion and the popular tourist towns of Criccieth and Harlech. Likewise, there is good access to both the University City of Bangor, the A55 North Wales Expressway and the North Wales coast, with links to the national motorway network. A direct train link from Llandudno Junction (31 miles) to London Euston takes approximately 3 ½ hours.

Plas Tan Y Bwlch

Plas Tan y Bwlch is a substantial former manor house that catches the eye of all those who pass through the Vale of Maentwrog. The earliest documented record of the estate is 1660 however the current building was largely constructed in the late 18th Century under the patronage of William Edward Oakeley.

The façade is faced with local stone under slate roofs behind embattled parapets. The house takes advantage of its lofty position, with the principle entrance to the east elevation and which is arrived after the long and sweeping woodland drive.

Extending to approximately 32,000 sq ftof internal accommodation the principal house has been operating for many years

as the Eryri National Park Authority Environmental Studies Centre. The internal layout and character of the building is a sensitive mix of the present use whilst retaining the stature of a former important 18th century mansion.

The main entrance leads to a principal panelled corridor off which are a series of reception rooms, notably the Oakeley Room and the Library, may be accessed. These rooms feature pitch pine and maple panelling and enjoy fine views of the terraced gardens and the woodla nd and hills of the surrounding area. The remaining ground floor accommodation reflects the current use as an Environmental Studies Centre with a large dining room,

a fully serviced commercial kitchen, WCs, a reception room for the centre, and further ancillary office and administration space.

Visitors to the house will immediately be struck by the grand staircase constructed in 1870 from pitch pine with turned balustrades and large newel posts. The staircase provide access to the extensive residential accommodation on the first and second floors including the former servants quarters. There are 30 bedrooms of various sizes with many being ensuite. In addition there are further lounges, offices, WCs and bathrooms, and storage rooms to support the operation of the Environmental Studies Centre.

The lower ground floor is comprised of a fully fitted café along with a games room, drying room and the boiler room. The café/ tea room has floor to ceiling glazing which affords views of the terraced gardens.

Further, there is a detached stone and tile outbuilding providing a games room with three adjoining stables.

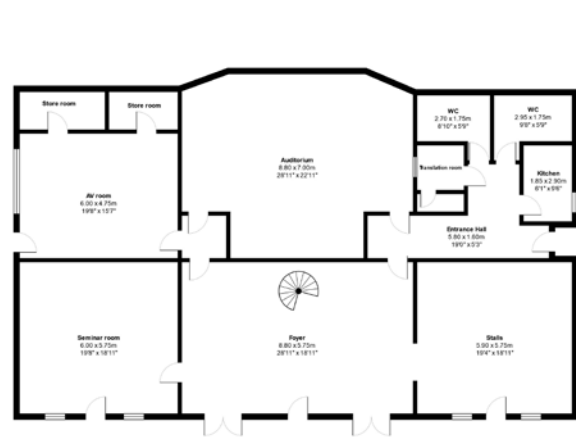
Outside, is a range of terraces to the front and sides with steps leading down to sloping lawns with a network of paths down to the historic Victorian gardens.



Floor plan

PLAS TAN Y BWLCH
MAENTWROG
GWYNEDD
LL41 3YU

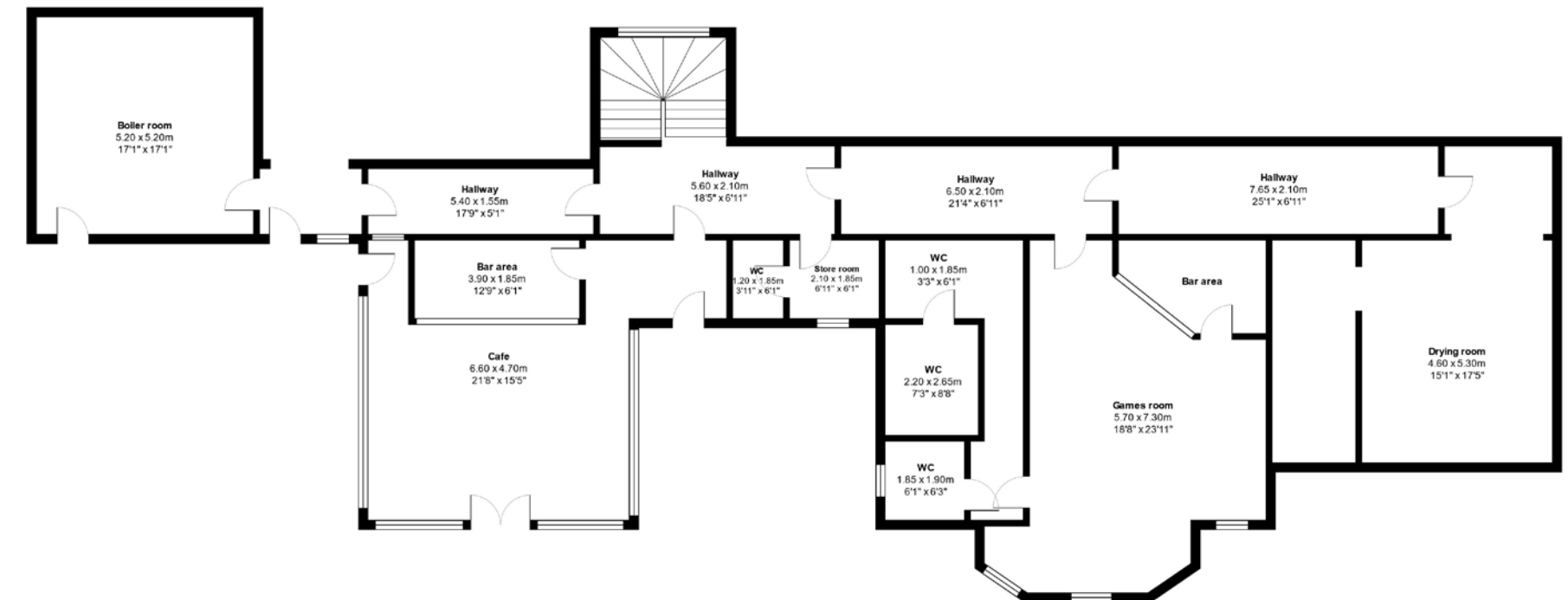
Approximate area: 32,000 sq ft



GROUND LEVEL



LOWER LEVEL



The Former Coach House

The former coach house and stable block is situated to the rear of the principal house and provides multi use space including a resource library, a series of offices, a field work room, an auditorium and further ancillary accommodation.



Graigwen Chalet

Graigwen Chalet is a detached two bedroom single storey chalet which provides residential accommodation.

Outside are open communal gardens with shared parking area with access to the rear driveway of the Estate.

Plas Tan Y Bwlch Gardens

The gardens at Plas Tan Y Bwlch extend to approximately 13 acres of historic gardens situated on the south facing slope of the Estate.

The gardens include a formal terrace, located in the higher part of the garden, together with sloping lawns, ornamental shrubs and coniferous trees, of which most were planted by Plas Tan y Bwlch's head gardener back in the 1880s.

In the Spring and early Summer, species of Rhododendron and Azalea come alive with colour which can be observed from a network of paths into the informal, largely shaded, woodland gardens where native flora such as oaks, beeches, Scots pine and Irish Yew intermingle with trees and shrubs imported from abroad.



Plas Tan y Bwlch Woodlands

The woodland situated above Plas Tan y Bwlch and surrounding Lake Mair consist of approximately 59 acres of ancient semi natural woodland with a variety of species including upland ancient oak woods with scatterings of birch, ash, hazel and conifers. The current conifer plantation dates from the 1960s.

The woodland is accessible by a series of permissive footpaths and is accessible from Llyn Mair and the gardens.

The fey features of the woodland is that it forms part of a Site of Special Scientific and a Special Area of Conservation due to its Atlantic bryophytes, which thrive in

the humid conditions of this temperate rainforest.

Another delightful feature is the narrow gauge Ffestiniog Railway that runs through the woods above the lake, and Tan-y-Bwlch railway station can be reached on foot from Llyn Mair.

Llyn Mair

Llyn Mair is situated at the northerly edge of the Estate and extends to approximately 14 acres. The lake built in 1889 by William Edward Oakeley of Plas Tan y Bwlch. The lake was a 21st birthday gift for his daughter, Mair.



Hydro-electric Scheme

Plas Tan y Bwlch is thought to be the first house in North Wales with electric lighting powered from its own hydro-electric station, which was commissioned in the 1890s and was fed by water from Llyn Mair and operated until 1928.

Plas Tan Y Bwlch currently benefits from a 34kw hydro-electric scheme which was commissioned and certified under the Microgeneration Certification Scheme on the 1st December 2015.

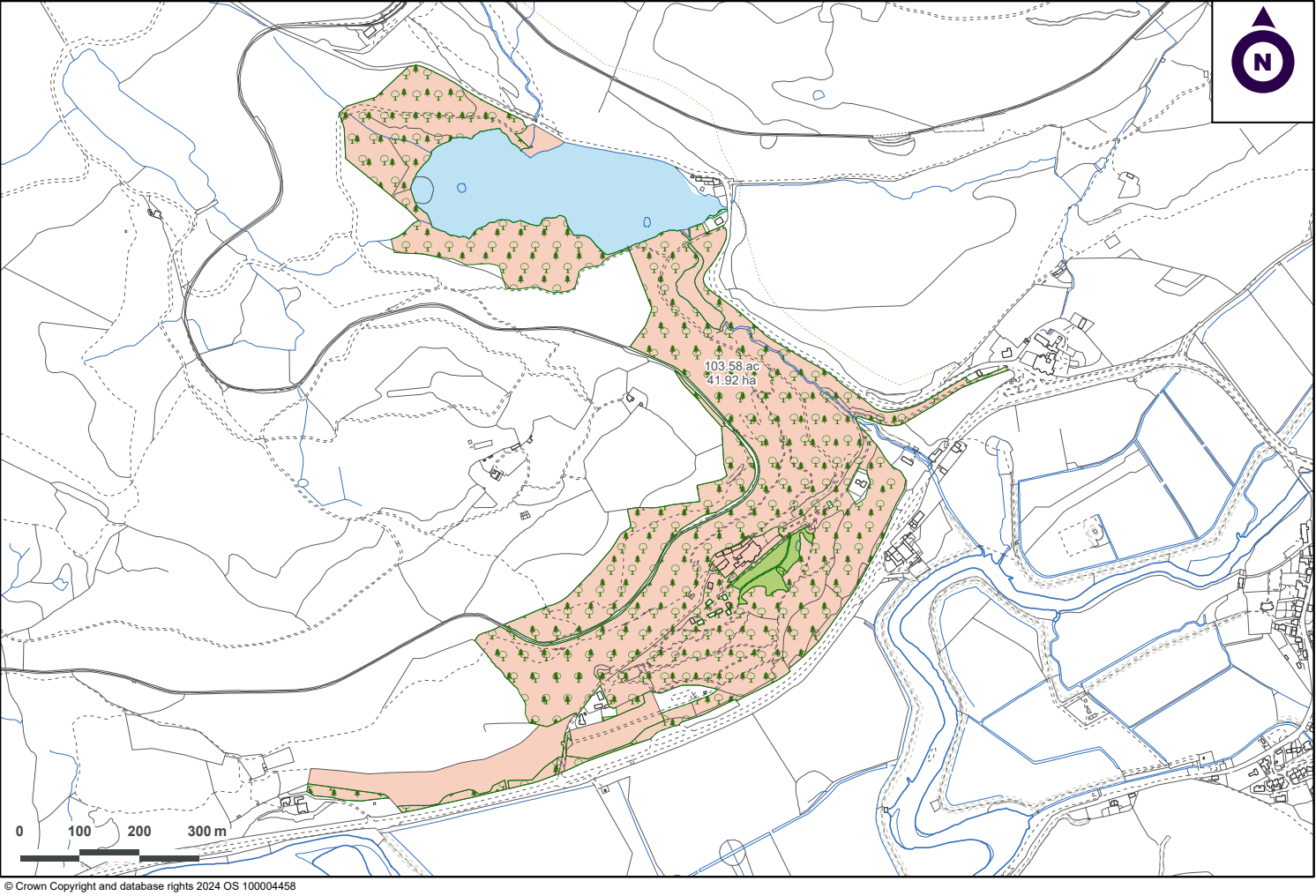
The scheme is registered for the Feed in Tariff (FIT) with a commencement date in 2013 and based on a 20 years FIT period. The scheme has a 33KVA Gilkes Turbine and the electricity generated is currently utilised for the running of the Centre.

Further details in respect of the FIT rate and lease details are available from the selling agent.

Telecoms Mast

The property has the benefit of a telecoms lease granted in November 2012 for a period of 21 years. The sale of the property will include the transfer of the freehold ownership of this leased site.

Further details in respect of the lease and rental income available from the selling agent.



Method of Sale

The property is offered for sale by private treaty.

The seller may be willing to consider a long term lease or partnership arrangement from interested parties, subject to negotiation and subject to contract.

Tenure & Possession

Freehold with vacant possession subject to existing leasehold interests.

Planning

The property is categorised under a C2 Use Class being an educational and training centre.

The property has the benefit of planning permission for the construction of the chalets granted in 1965 & 1966. It is a condition of sale that the purchaser will enter into a Section 106 agreement (or other relevant agreement) limiting further development of chalets under this planning permission noted above.

Listing Status

The principal house is Grade II* listed (Ref: 4702).

The former servant's quarters to the rear of the principal house, the former coach house and stable range, and the Garden Terrace are Grade II listed.

The Plas Tan Y Bwlch gardens are Registered Historic Park & Gardens and are Grade II* listed.

Further details of the listing status are available from the selling agent.

Designations

The Estate forms part of the UNESCO World Heritage Site for the Slate Landscape of Northwest Wales.

Part of the woodland is designated as a Site of Special Scientific Importance and a Special Area of Conservation.

EPC Ratings

Plas Tan y Bwlch EPC Rating: E (115)

Chalet EPC rating: E (51)

Wayleaves Easements & Rights of Way

The property will be sold subject to rights of way granted over the front and rear drive in favour of third party property.

There are further rights of way to Hafod y Llyn over a woodland track.

There is a network of permissive paths with longstanding established walks throughout the woodland.

A right of way will be reserved for the tree nursery by Eryri National Park Authority which does not feature as part of the sale.

Local Authorities

Gwynedd Council, Shirehall Street, Caernarfon, LL55 1SH
01766 771000
www.gwynedd.llyw.cymru

Eryri National Park Authority, National Park Office, Penrhyndeudraeth, Gwynedd, LL48 6LF
01766 770274
parc@eryri.llyw.cymru

Viewings

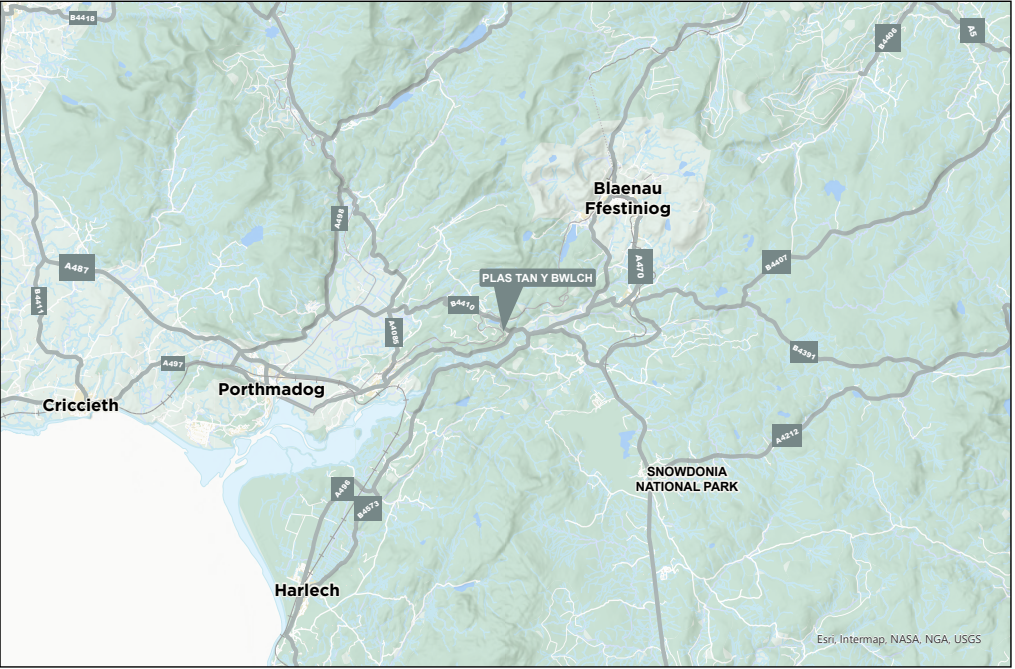
Strictly by confirmed appointment with the agents, Carter Jonas on 01248 360414.

Directions

Located on the A487 between Blaenau Ffestiniog and Porthmadog. From Porthmadog take the Porthmadog bypass heading towards Penrhyndeudraeth. Continue on the A487 passing Blaen Cefn campsite on the left-hand side for a further 2.4 miles with the Dwyryd river on your right. Plas Tan y Bwlch will be located on your left. Follow the drive up to Plas Tan y Bwlch passing Porth Gwyn on your right.



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Bangor

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National Rural Agency

07880 084 633 | andrew.chandler@carterjonas.co.uk
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