



Maes Yr Helmau  
Dolgellau | Gwynedd | LL40 2RE

FINE & COUNTRY

# MAES YR HELMAU





# KEY FEATURES

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Welcome to a truly unique opportunity nestled at the foot of Cader Idris in the breathtaking Snowdonia National Park. Set within just over 5 acres, this exceptional estate features a Grade II Listed main residence, four charming cottages, modern stabling with a menage, and several paddocks all offering 360-degree views of the stunning Welsh mountain range.

A standout feature of this superb property is its versatility for various uses. The current owners rent out two of the cottages as holiday lets, generating a healthy income, while the other two cottages are currently enjoyed by family members.

The private grounds, spanning over 5 acres, offer something for everyone. Equestrian enthusiasts or those wishing to keep animals will appreciate the modern stabling, menage, and multiple paddocks. A summerhouse provides a peaceful retreat with spectacular views, perfect for a unique office space or relaxation area. Various seating areas and lawns are scattered throughout the estate, and with no neighbors in sight, this property offers an idyllic, private mountain retreat.

**Location:** Nestled at the foothills of the majestic Cader Idris mountain range, this location is an idyllic haven for lovers of the great outdoors. Situated within the breathtaking landscapes of Snowdonia, it offers an abundance of hiking and biking trails, perfect for exploring the area's natural beauty. Brithdir is a charming and popular village set in the picturesque Wnion Valley. The village features a day care nursery, a village hall, a tea room, and several walking trails, including the renowned 'Torrent Walk' footpath. Just 2 miles away, the historic market town of Dolgellau lies in an area of outstanding natural beauty. Dolgellau serves as an excellent hub for walkers and outdoor enthusiasts, offering a small cottage hospital, primary and secondary schools, a tertiary college, as well as restaurants, pubs, a library, and sports clubs. For those seeking a change of scenery, a short drive west leads to the stunning Welsh coastal towns and pristine beaches, where the rugged coastline meets the sea. This unique combination of mountain adventure and coastal charm makes it an ideal destination for nature enthusiasts.

## Step Inside:

**The Main Residence:** The characterful Grade II Listed main house, rich in history, forms the end section of a traditional stone-built longhouse, dating back to the early 17th century. Brimming with original features, the highlight is the stunning stone fireplace, which magnificently encases a log burner, adding warmth and charm to the home. The farmhouse-style kitchen perfectly complements the character of the property. Upstairs, the first floor showcases original beams and includes two double bedrooms, one of which features an en-suite shower room, along with a family bathroom.









# STABLE COTTAGE

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Adjoining the main house is the quaint Stable Cottage, which offers a cozy sitting room, kitchen, bathroom, and two bedrooms. With the convenience of an internal door, this cottage could easily be integrated into the main residence, transforming it into a more expansive four-bedroom home for those needing additional accommodation.







# THE BARN COTTAGE

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The Barn Cottage, currently used as a holiday rental, can accommodate 8 to 9 guests across its four bedrooms. Outside, the fenced garden area features a hot tub and a games room, making it a popular choice for larger groups seeking a relaxing and entertaining getaway.





# THE OLD WASH COTTAGE

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The Old Wash House Cottage is a detached stone-built home located opposite the main residence. Currently serving as another holiday cottage, it features three bedrooms sleeping up to 6 and includes a private garden, providing guests with a peaceful retreat.





# THE PIG STY

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The Pigsty, located near the menage, is a more recent addition to the complex, offering an open-plan kitchen and living space, a double bedroom, and a bathroom. Additionally, with outline planning permission already in place, the attic—already boarded and plastered—can be converted into two additional bedrooms, further enhancing the property's value and versatility.





# OUTSIDE

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Externally, the property is accessed via a private driveway flanked by your own paddocks on either side. This versatile estate spans just over 5 acres, making it ideal for those interested in keeping animals or horses. The property features modern stabling, a menage, and several fenced fields. Additionally, a large area of hardstanding outside the stables provides further potential for additional outbuildings if needed. A standout feature is the detached summerhouse, which offers a unique view down the Wnion Valley. This space is perfect for working from home or enjoying a peaceful sunset with a glass of wine, seamlessly blending functionality with relaxation in a stunning natural setting..













**Agent's Note:**

Please note the owners have informed us of the below -A public footpath runs up part of the driveway and to the left before you reach the properties. -Neighbouring Forest has a right of way to remove felled Timber.

**Services:** Mains electricity. Private water and drainage.

**Heating:** Oil fired central heating.

**Tenure:** Freehold.

**Council Tax:** Band E

**Broadband:** Fibre broadband is installed at the property  
Please refer to [openreach.com](http://openreach.com) for fibre availability

**Mobile Phone Signal:** Please refer to <http://checker.ofcom.org.uk>

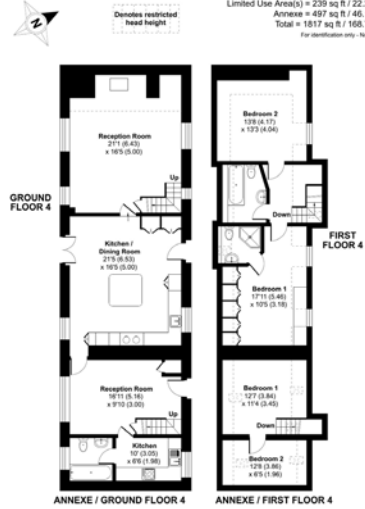
**Directions:** Using the app What Three Words type in: [///clown.starred.allies](http://clown.starred.allies)

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*OIRO* £ 975,000

**Main Residence, Dolgellau, LL40**

Approximate Area = 1281 sq ft / 100.4 sq m  
 Limited Use Area(s) = 239 sq ft / 22.2 sq m  
 Annexes = 497 sq ft / 46.1 sq m  
 Total = 1817 sq ft / 168.7 sq m  
 For identification only - Not to scale



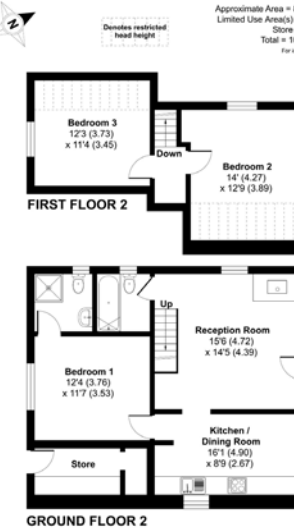
**The Barn Cottage, Dolgellau, LL40**

Approximate Area = 1092 sq ft / 101.4 sq m (excludes void)  
 Limited Use Area(s) = 133 sq ft / 12.3 sq m  
 Total = 1225 sq ft / 113.7 sq m  
 For identification only - Not to scale



**Old Wash Cottage, Dolgellau, LL40**

Approximate Area = 856 sq ft / 79.5 sq m  
 Limited Use Area(s) = 86 sq ft / 7.9 sq m  
 Store = 60 sq ft / 5.5 sq m  
 Total = 1002 sq ft / 92.9 sq m  
 For identification only - Not to scale



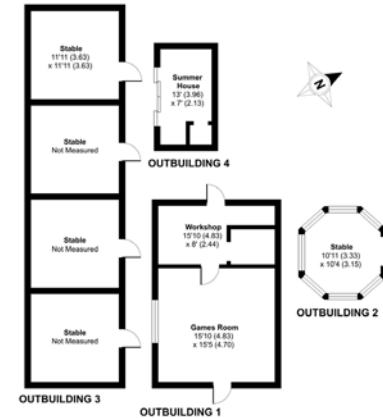
**The Pig Sty, Dolgellau, LL40**

Approximate Area = 698 sq ft / 62 sq m  
 Limited Use Area(s) = 105 sq ft / 9.7 sq m  
 Total = 773 sq ft / 71.7 sq m  
 For identification only - Not to scale



**Stabling & Outbuildings, Dolgellau, LL40**

Outbuildings = 713 sq ft / 66.2 sq m (excludes stables)  
 For identification only - Not to scale



RICS Certified Property Measurer  
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © nichcom 2024.  
 Produced for McCarthy's. REF: 1169218



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 27.09.2024





# FINE & COUNTRY

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Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

THE FINE & COUNTRY  
FOUNDATION

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