



Ymddiriedolaeth  
Genedlaethol  
National Trust

# CYMRU / WALES

## Ar Osod / To Let

Glan yr Afon, Dolwyddelan, Betws y Coed, Conwy,  
LL25 0HJ

**£700 y mis calendr / per calendar month**



### **Charming Stone Farmhouse in the Heart of Eryri National Park**

**£700 per calendar month**

Nestled in the wooded landscape of the Wybrnant valley near Penmachno, Glan yr Afon offers a rare opportunity to live surrounded by nature, history and one of Wales's most culturally important heritage sites.

This characterful stone-built farmhouse offers a rare opportunity to rent a home in the heart of Eryri (Snowdonia) National Park. Set within the historic grounds of Tŷ

Mawr Wybrnant, it's perfectly suited as a permanent residence offering a peaceful rural lifestyle with excellent access to culture and nature.

National Trust Cymru is seeking a tenant who will make Glan yr Afon their home while also helping to provide an informal local presence and keeping a watchful eye on Tŷ Mawr Wybrnant.

### Key Features

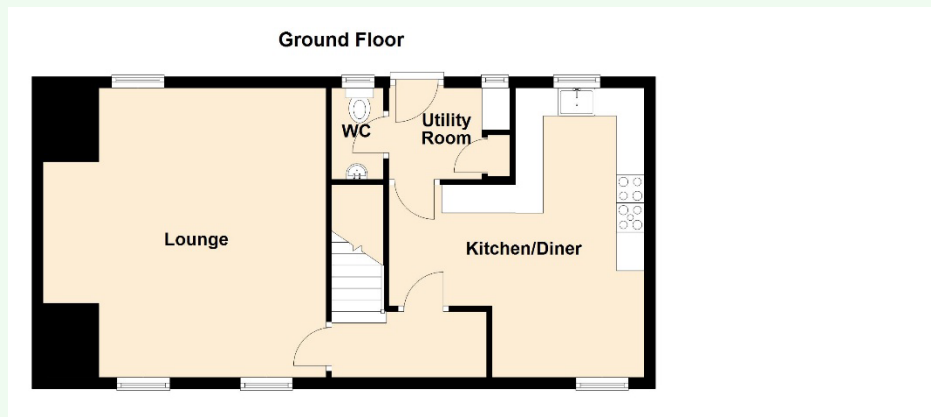
- Idyllic countryside setting
- Historic stone farmhouse
- Three bedrooms
- Wood-burning stove
- Garden and riverside views
- Exceptional access to walking and cycling routes

### Accommodation

- The property is arranged over two floors and retains a wealth of traditional features throughout.
- Please be aware that the property comes unfurnished.

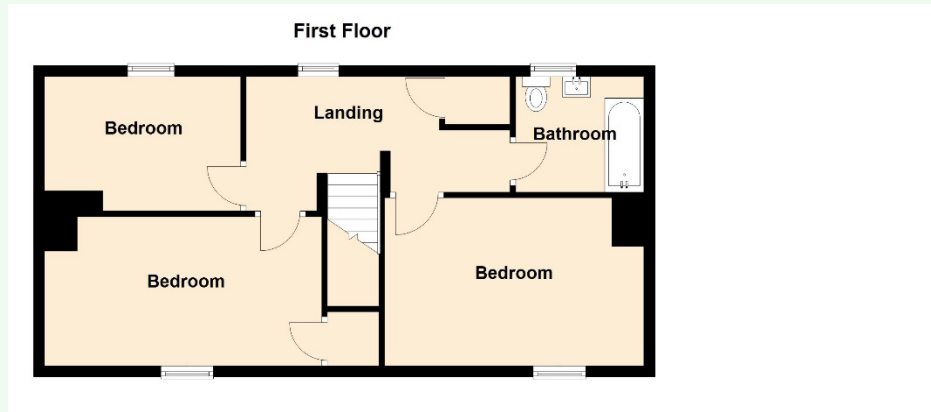
### Ground Floor

- Characterful kitchen/diner with slate worktops and quarry-tiled flooring
- Small utility area and ground floor WC and Utility Room
- Welcoming hallway leading to a cosy sitting room with wood-burning stove



### First Floor

- Three bedrooms comprising one double, one twin and one single
- Family bathroom with shower over bath



## Outside

- Open garden with outdoor seating
- A gently flowing stream runs past the front of the property
- Access to the wider grounds of Tŷ Mawr Wybrnant, steeped in Welsh cultural history

## Services

Woodburning stove provides heating to 3 radiators, Electric Quantum Storage heating for other rooms. Electricity from main supply. Mains water and septic tank. BT telephone point subject to any BT regulations to be instructed by the ingoing Contract Holder if required.

## Outgoings and Council Tax

The tenant is to pay Council Tax, and all other outgoing relating to the property. The property is in Band F for Council Tax and the standard charge for 2026/2027 payable to Conwy County Borough Council is £3,571.85.

## Energy Performance

An Energy Performance Certificate for this property will be provided before occupancy.

## Location & Lifestyle

Glan yr Afon is situated just over 4 miles from Betws-y-Coed, offering cafés, shops and rail connections. The property is ideally placed for:

- Walking, hiking and mountain adventures throughout Eryri
- Cycling routes including the Traws Eryri trail
- Rivers, forests and wildlife right on the doorstep

## Application form

You can find the application form here; [ffurflen-ymgeisio-eiddo-preswyl--residential-tenancy-application-form.pdf](#)

Please return by email to [wa.tenantenquiries@nationaltrust.org.uk](mailto:wa.tenantenquiries@nationaltrust.org.uk) by **11.59pm on 10 May, 2026.**

### **The Contract**

The property is available to let under a Standard Occupation Contract

### **Rent**

The prospective tenant is asked to pay £700 per calendar month. The rent is to be payable monthly in advance by direct debit with the first payment being made on the commencement of the tenancy.

### **Rent reviews**

The National Trust carries out rent reviews of the property every two years to open market value.

### **Insurance**

The National Trust will be responsible for insuring the building but the Contract Holder will be responsible for insuring the contents.

### **Repairing Responsibilities (Summary)**

The National Trust will be responsible for repairs to the structure, exterior of the building, installations for the supply of services, external decoration. The National Trust will also be responsible for servicing the appliances.

The Contract Holder will be responsible for internal repairs and decoration, garden, fences, drives.

### **Sub Letting**

The property shall be occupied as a single private residence only. There will be no right to assign, sub-let or part with possession for the whole or any part of the premises.

### **Pets**

Pets must be discussed during the application process.

### **Viewings**

Viewings strictly by appointment only to those who have reached our shortlist. Date of which to be confirmed after the closing date for applications **which is 11.59pm on 10 May, 2026.**

## Contact

Letting Department, Ysbyty Estate Office, Dinas, Betws y Coed, Conwy, LL24 0HF  
[wa.tenantenquiries@nationaltrust.org.uk](mailto:wa.tenantenquiries@nationaltrust.org.uk)

## Financial Credit Check

The National Trust will request the successful applicants to complete a Credit Reference Application Form. All information contained will be handled in compliance with the Data Protection Act.

## GDPR

Our full Privacy Policy can be found online at  
<https://www.nationaltrust.org.uk/features/privacy-policy>

As a Tenant of the National Trust, we will use your personal information to fulfil our contract with you. This may include, but is not limited to, sending you rental invoices, tenant and landlord correspondence, and contacting you with information about issues or activities relating to your lease. We will not pass your details to third parties except where you have provided explicit consent or where we need to do so in order to fulfil our legal or landlord responsibilities, for example if we need to send your address or contact details to a maintenance contractor so they can carry out repairs, or where we are required to liaise with Council Tax departments or Utilities companies at the beginning or end of a Tenancy.

For further information about being a National Trust tenant, you can visit us online at  
[www.nationaltrust.org.uk/tenants](http://www.nationaltrust.org.uk/tenants)

## Note:

These particulars are issued for guidance purposes only. They are prepared and issued in good faith and are intended to give a fair summary of the property. Any description or information given should not be relied upon as a statement or representation of fact. Photographs show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are only approximate. Prospective applicants must satisfy themselves by inspection as to these and other relevant details. The National Trust reserves the right to not have to accept any offer received for this property.

## National Trust Contract Holders

As a Contract Holder of the National Trust, you'll receive a free 'tenant pass' throughout the duration of your Occupation Contract. This means that you, your children (under 18) and one other adult can visit the places we care for, for free. You'll also receive a National Trust Handbook to help you plan your days out, a copy of the National Trust Magazine and a free parking permit for when you visit us.

It's important to know that the income we make from the places we let plays an essential role in funding our conservation work. It protects nature, beauty and history for generations to come.

We're keen to build long-lasting landlord-tenant relationships that bring stability and longevity to your plans and ours. We know that tenants have high expectations of their National Trust rental property, but we also expect them to look after the property as if we were looking after it. That's because being a National Trust tenant means looking after a piece of history. It means being a custodian of a building. And it means helping to protect it for the next generation.

### **Renting Homes (Fees etc.) (Wales) Act 2019 - Permitted Payments Schedule**

<b>Permitted Payment</b>	<b>Notes</b>
<b>The Rent</b>	The agreed rent for the property is a permitted payment within the Act and is payable as per the terms of the Contract.
<b>Security Deposit and Holding Deposit</b>	Whilst the receipt of a deposit is a permitted payment under the Renting Homes (Fees etc.) (Wales) Act 2019, for organisational reasons, <i>we do not</i> currently take security or holding deposits for our residential lettings.
<b>Default Payments</b>	A payment to be made in the event of a default by the Contract Holder is a permitted payment, where the description of default is specified by regulations and will be subject to restrictions that apply to any prescribed limits, for example;- <ul style="list-style-type: none"> <li>• Interest on late payment of Rent</li> <li>• Costs relating to changing, adding to or removing locks that give access to the dwelling (as a result of a breach of the Occupation Contract)</li> <li>• Replacing a key or security device that gives access to the dwelling (as a result of a breach of the Occupation Contract)</li> </ul>
<b>Council Tax</b>	A payment that a Contract Holder is required to make to a billing authority in respect of council tax is a permitted payment. Although these situations are uncommon, we may occasionally need to pay these and recharge these costs to Contract Holder/s where appropriate.
<b>Utilities (Electricity, Gas and Other Fuels, Water or Sewage)</b>	Contract Holder/s will be responsible for the payment of Utilities, the costs of utilities is a permitted payment. Where forming part of the letting and as set out in the Occupation Contract, we may recharge a utility supply to a residential property, including the proportional element of any standing charges and VAT if appropriate.  Where properties are not connected to mains drainage, we may recharge the proportional costs of emptying the septic

	<p>tank to the Contract Holder/s. Where a property is not on mains water and is fed by a private water supply which we maintain, we may recharge the proportionate costs of the maintenance and servicing of the filtration equipment which supplies water to the property.</p>
<p><b>Television Licence</b></p>	<p>A payment to the British Broadcasting Corporation in respect of a TV Licence is a permitted payment and Contract Holders will be responsible for the payment of their own TV Licence.</p>
<p><b>Communication Service</b></p>	<p>Contract Holder/s will be responsible for the payment of their communication service costs such as Telecoms and Broadband. For example, Contract Holders will be responsible for the payment of their landline.</p> <p>The sub-recharging of communication costs such as telephone and broadband are a permitted payment. Although these situations are uncommon, we may pay and recharge these costs to Contract Holders where appropriate. telephone; the internet; cable television and satellite television.</p>