# Unique Welsh stone house in Snowdonia up for auction with restoration potential



Nestled within the stunning landscapes of Eryri National Park—more commonly known as Snowdonia—lies Craig y Nos, a detached property in Llanberis, Wales, which is set to go under the hammer between 23 and 25 June. This unique listing, situated on a generous 2.9 acres of woodland, embodies both natural beauty and architectural potential, appealing particularly to buyers with a penchant for restoration and renovation.

Traditionally owned by the same family for generations, Craig y Nos boasts a guide price of £200,000, excluding auction fees. The Welsh stone house, now vacant, marries history with opportunity, presenting itself as a blank canvas, ready for rejuvenation. Features such as mature trees, shrubs, and flowers adorn the front of the property, while behind it stands a stone outbuilding that could conceivably be transformed into additional living space or storage.

According to Daniel Lawrence, area manager for Auction House North Wales & Cheshire, this property is “a rare opportunity for a nature-lover to snap up a unique home in a hugely popular location.” The property offers prospective buyers not only a house ready for customisation but also immediate access to the breathtaking vistas of Snowdon and the vibrant local community of Llanberis. Lawrence emphasised that this combination provides an ideal setting for a family home or a holiday retreat.

However, the allure of such a project comes with challenges. The interior of Craig y Nos spans approximately 1,022 square feet, accommodating three bedrooms, a compact office, and multiple living areas. Each room requires significant work, from structural updates to the replacement of non-tested appliances and fittings. Additionally, both the front and back gardens are in need of careful attention, with costs for clearing and renovating these outdoor spaces potentially escalating if professional help is employed.

Beyond Craig y Nos, the surrounding area is steeped in rich heritage, particularly with the nearby Craig y Nos Castle, a former residence of the famed opera singer Adelina Patti. The castle has undergone various transformations over the years, evolving from a private home to a tuberculosis hospital and now serving as a unique hotel and wedding venue. While this adjacent landmark adds an intriguing historical layer to the locale, it also enhances the appeal of the Llanberis area as a hub for tourism and outdoor exploration.

As with many properties sold at auction, potential bidders are advised to exercise caution and conduct thorough research. The average sale price for properties at auction is around £166,000, suggesting that some bargains can be had, although complexities can arise, particularly with renovation projects. Expert sources recommend viewing the property in person to assess its condition fully and to consult legal documentation for any hidden costs, such as special conditions that may incur additional fees.

The upcoming auction of Craig y Nos represents not just an opportunity to purchase a home, but a chance to breathe new life into a long-established dwelling set within one of the UK's most picturesque national parks. For nature enthusiasts and those seeking to invest in a property steeped in history, this listing could very well be a perfect project.

### 📌 Reference Map:

* Paragraph 1 – [[1]](https://www.dailymail.co.uk/property/article-14787031/Unloved-house-Eryri-National-Park-Wales-going-auction-perfect-project.html?ns_mchannel=rss&ns_campaign=1490&ito=1490), [[2]](https://www.dailymail.co.uk/property/article-14787031/Unloved-house-Eryri-National-Park-Wales-going-auction-perfect-project.html?ns_mchannel=rss&ns_campaign=1490&ito=1490)
* Paragraph 2 – [[1]](https://www.dailymail.co.uk/property/article-14787031/Unloved-house-Eryri-National-Park-Wales-going-auction-perfect-project.html?ns_mchannel=rss&ns_campaign=1490&ito=1490), [[5]](https://www.walesonline.co.uk/news/wales-news/craig-y-nos-castle-home-opera-star-1819548)
* Paragraph 3 – [[1]](https://www.dailymail.co.uk/property/article-14787031/Unloved-house-Eryri-National-Park-Wales-going-auction-perfect-project.html?ns_mchannel=rss&ns_campaign=1490&ito=1490), [[2]](https://www.dailymail.co.uk/property/article-14787031/Unloved-house-Eryri-National-Park-Wales-going-auction-perfect-project.html?ns_mchannel=rss&ns_campaign=1490&ito=1490), [[6]](https://www.craigynoscastleweddings.com/)
* Paragraph 4 – [[1]](https://www.dailymail.co.uk/property/article-14787031/Unloved-house-Eryri-National-Park-Wales-going-auction-perfect-project.html?ns_mchannel=rss&ns_campaign=1490&ito=1490), [[2]](https://www.dailymail.co.uk/property/article-14787031/Unloved-house-Eryri-National-Park-Wales-going-auction-perfect-project.html?ns_mchannel=rss&ns_campaign=1490&ito=1490), [[4]](https://en.wikipedia.org/wiki/Craig-y-Nos_Castle)
* Paragraph 5 – [[1]](https://www.dailymail.co.uk/property/article-14787031/Unloved-house-Eryri-National-Park-Wales-going-auction-perfect-project.html?ns_mchannel=rss&ns_campaign=1490&ito=1490), [[2]](https://www.dailymail.co.uk/property/article-14787031/Unloved-house-Eryri-National-Park-Wales-going-auction-perfect-project.html?ns_mchannel=rss&ns_campaign=1490&ito=1490), [[7]](https://nwmwoc.townandcountrypropertyauctions.co.uk/lot/details/135588)

Source: [Noah Wire Services](https://www.noahwire.com)

## Bibliography

1. <https://www.dailymail.co.uk/property/article-14787031/Unloved-house-Eryri-National-Park-Wales-going-auction-perfect-project.html?ns_mchannel=rss&ns_campaign=1490&ito=1490> - Please view link - unable to able to access data
2. <https://www.dailymail.co.uk/property/article-14787031/Unloved-house-Eryri-National-Park-Wales-going-auction-perfect-project.html?ns_mchannel=rss&ns_campaign=1490&ito=1490> - An article from the Daily Mail detailing the auction of Craig y Nos, a detached property in Llanberis, Wales, set within 2.9 acres of woodland. The property, with a guide price of £200,000, offers potential for renovation and is located near the Eryri National Park, also known as Snowdonia. The article provides insights into the property's features, history, and the surrounding area, highlighting its appeal to nature enthusiasts and potential buyers seeking a project property.
3. <https://www.craigynoscastle.com/> - The official website of Craig y Nos Castle, a restored 1840s Gothic castle located in the heart of Wales near the Brecon Beacons. The site offers information on the castle's history, accommodation options, wedding venues, and ghost tours. It highlights the castle's unique features, including its association with 19th-century opera singer Adelina Patti, and provides details for visitors interested in exploring the castle and its grounds.
4. <https://en.wikipedia.org/wiki/Craig-y-Nos_Castle> - A Wikipedia article providing a comprehensive history of Craig-y-Nos Castle, located in the Swansea Valley, Powys, Wales. The article covers the castle's construction, ownership by opera singer Adelina Patti, its transformation into a tuberculosis hospital, and its current status as a hotel and wedding venue. It also details the castle's architectural features, including the Grade I listed Adelina Patti Theatre, and its significance in Welsh heritage.
5. <https://www.walesonline.co.uk/news/wales-news/craig-y-nos-castle-home-opera-star-1819548> - An article from Wales Online reporting on the sale of Craig-y-Nos Castle, formerly owned by opera star Adelina Patti, for £1.5 million. The piece discusses the castle's history, architectural features, and its transformation from a private residence to a hospital and now a hotel. It also touches upon the challenges faced by the current owner and the castle's unique position in the Welsh tourism industry.
6. <https://www.craigynoscastleweddings.com/> - The official website for Craig y Nos Castle's wedding venue services, offering information on wedding packages, ceremony and reception options, and guest accommodation. The site highlights the castle's romantic setting within the Brecon Beacons National Park and provides details on booking viewings, menu tastings, and available wedding dates. It also features testimonials and awards, emphasizing the venue's reputation and appeal for couples seeking a unique wedding experience in Wales.
7. <https://nwmwoc.townandcountrypropertyauctions.co.uk/lot/details/135588> - A listing from Town and Country Property Auctions detailing the sale of Kent Mountain Centre Glyn Padarn, Llanberis, Gwynedd, LL55 4EL. The property comprises a number of buildings on a site extending to 7.29 acres, located on the outskirts of Llanberis with a frontage to Llyn Padarn and a boat house. The listing describes the property as a superb opportunity to acquire a landmark site in Eryri National Park, capable of alternative uses, subject to planning.