

Access Statement

Cross Keys
Church Street,
Llandderfel,
Bala,
Gwynedd LL23 7HP

Introduction

The Cross Keys, formally an Inn, is located opposite the Parish Church Lychgate on the corner of Church Street and a narrow lane linking Trafalgar Square, in the village of Llandderfel. 3.5 miles from the market town of Bala and is approximately 6.4 miles west on the B 4401 road to Bala from the A5 trunk road at Corwen. The B 4401/ 4402 travels along the Dee Valley eventually leading to Bala.

The Cross Keys is a Grade Two Listed semi detached cottage and is described by CADW Welsh Historic Monuments as follows:- **History.** *“Originally a pair of late C18 units, the building was converted into the Cross Keys hostelry in 1804. In their original form, the two houses may have formed tenements, since there is evidence to show that prior to conversion access to their first floors, was via external flights of steps. The Cross Keys Inn, as it became, utilised the range opposite, (now an out building to Derfel Gadarn also listed) as a stable and the adjacent cart house also formed part of the C19 Inn group”.*

Exterior *“Two and a half story former Inn with cellar. Of whitened rubble construction with slate roof. End Chimneys, that to the right facing Church Street, projecting and gabled with slate capping and later flaunching. The entrance is that originally serving the left hand unit; the neighbouring right hand primary entrance was blocked up in the early C 19, though its lintel is visible externally; boarded door. Flanking the entrance are single windows to each floor, recessed 9 pane (horned) sashes to the ground and first floor and 6 pane sashes to the second. The latter are contained within catslide dormers; some incorporate bullseye panes. The left hand section has two C19 S-shaped tie plates visible above the first floor window. ***Interior.*** Two rooms to each floor with plain beamed ceilings and fireplaces with slatestone lintels. Early C19 boarded door to ground floor parlour, with elliptical glazed panel. The second floor has primary oak floor boards and rough Chamfered purlins.*

Listed. *“Listed for its special interest as a late Georgian former Inn with well preserved external character in a central village location. The ensemble of inn and former buildings forms a good and unusually well preserved group. Group value with other listed homes in Church Street and in Trafalgar Street”*

Llandderfel is an ancient parish lying on the north bank of the River Dee.

Directions to the Cottage

If travelling along the A5 proceed through Llangollen towards Corwen. Once through Corwen you will pass “Ifor Williams Trailers” on the right and then the combined Police, Fire and Ambulance Station also on the right. After about four hundred yards, the A5 bends to the right just before the Bridge over the river Dee. At this bend turn left off the A5 on to the B 4401 signposted to Cynwyd and Llandrillo. Proceed on this road past through the villages.

If travelling along the A 494 from Ruthin direction or the A5104 from Llandegla travel towards the A5. At the A5 Traffic lights, turn left on to the A5 following the direction to Corwen. (**Do not turn** towards Bala/Betwys Y Coed at the Traffic lights) Proceed along this road a straight stretch that goes over the river Dee. Indicate that you are turning right off the A5 once over the river. Turn on the B 4401 signposted to the villages of Cynwyd and Llandrillo. The “Berwyn is a good family Restaurant and Just outside Llandrillo is the “Tyddyn Llan, a Country House Hotel and restaurant. Continue on the B 4401 following the sign posts to Llandderfel and Bala, The road takes you past the Brynterion Pub on the left. This is your nearest pub which serves food. The Road bends to the right and goes over the River Dee via a stone bridge. Proceed and you will see the War Memorial in the middle of the junction to your right. This junction is also signposted B 4402 to Llandderfel. Turn Right onto the B4402. Proceed up this road for about ¼ mile into the village. You will see a Red Telephone Box on your right. Park in the space directly next to the telephone box. The telephone box which stands on the Cross Keys land, is next to the Cottage. If this is not available there is unrestricted parking by the Church or in the Square.

The Cross Keys is surrounded by a stone wall to the front and to the side of the telephone box. Enclosed in the small area behind the wall are three apple trees in very large terracotta pots by the telephone box and roses in large terracotta pots to the front of the Cross Keys. There is usually parking for one vehicle at the side of the cottage. Additional unrestricted parking is a little further up the road by the Church. There is a strict code of parking maintained by residents to ensure harmony. It is also on a Bus route so obstructing the road can cause huge problems since it is quite narrow.

The main access road is Church Street which runs up to the village from the river. The Cross Keys with its red telephone box and other village houses can be viewed clearly on Google Street Map view which was probably taken in 2009.

Arrival is from 3.30 pm and leaving by 10 30 am (to allow for cleaning and preparation of cottage for arrival for other guests). On departure the keys can be posted through the locked letter box by the front door. This can be flexible dependent upon previous occupancy.

The Cottage

The Cross Keys is a comfortable, well furnished, beautifully maintained traditional, quirky cottage, that was originally the Village Inn or Hostelry situated in this traditional Welsh village with has many listed buildings. The village is set in on the slopes and banks of the lower Dee Valley

The Cross Keys entrance door is approached via the narrow lane off Church Street. There is one step onto the very short path and from this lane and a small step over the threshold through the front door into the Cottage. There are two rooms to each floor in the cottage. None are square and some give the impression of sloping especially upstairs. All rooms are beamed and heights are lower than modern houses (In 1800 the average height of a man was 5 feet 4 inches) so if you are taller than average or even average height you have to be mindful that you may hit your head if you do not 'duck' in some areas.

Decoration. The walls throughout the Cottage are painted white and the woodwork painted in black and terracotta a colour resembling one that was used in the C18. The floor in the Living Room is slate and the kitchen, landing and bedroom one, is oak. There are wool carpets to the top floor and to bedroom two, covering the original oak flooring.

Safety and Security. Fire equipment is provided and the emphasis is on prevention so unfortunately candles are not provided. There are smoke detectors and carbon monoxide detectors fitted. Fire guards are provided for each fire on the ground floor. The original fire places in the cellar and bedrooms have been sealed. All windows have locks. Torches/lanterns are provided in the event of a power failure.

Heating. In the Living Room and Kitchen are multifuel stoves. Coal and wood is provided. In the kitchen is also an economy seven electric, Dimplex wall heater and in other rooms thermostatically controlled Dimplex electric wall heaters. The shower room heat is provided by the heated towel rail.

Water Supply and Drainage is from the mains. Nappies, nappy wipes, cosmetic wipes and sanitary products should not be flushed down the toilet. Prevention of blockages is the Key.

Kitchen / Dining area. This is an unusual open plan area with a range of hand built units, painted in keeping with the age of the property. The work surfaces are slate. There is a hob, extractor fan, built under cooker and grill, microwave oven/grill, washing machine/ drier, Iron and other laundry facilities, larder fridge. Hot water is provided from a Santon Water Heater solely for the kitchen. There is a full size freezer in the cellar. There is a small garden to the rear of the property down the alley where washing can be hung and bicycles stored. This small garden area was thought to be the original brewing area.

The cupboards are fully stocked with crockery, pans, baking equipment and utensils, virtually everything you will need for your stay. The kitchen, units, small Belfast sink and slate work tops are of standard height. Washing up liquid, detergent and kitchen roll is provided.

The Wi-Fi hub is on the kitchen window sill.

Cellar. Steps to the cellar lead from the kitchen. There is a banister gate at the top of the staircase, which should be shut when not in use in case any guest takes the wrong turn at night. There is a full size Freezer and storage facilities if you are feeling creative there is also an ancient cabinet makers Workbench.

Living Room. This is to the right of the front door. Free View Satellite TV 142 Channels, Radio. CD, DVD and Video players, Books, Games. Multi Fuel Stove Dimplex wall heater with thermostatic control. The flooring is slate and there is a large Wool rug. Three chairs are higher than the settee.

Bedrooms. These are situated on the first and second floor approached via a short flight of stairs leading directly from the hallway from the front door. There are banisters rails on both sides.

Bedroom One.

This is to the right from the top of the landing. There is a small lip down into the bedroom from landing. Presented as a single bedroom but has another single trundle bed both with sprung mattress. Bedside cabinet, dressing table and wardrobe. Original fire place and oak floor. Dimplex wall heater with thermostatic control. Oak floor. Wool rug.

Bedroom Two.

Turn left from the landing. This is a comfortable relaxing room. Double Bed, posture sprung mattress. Dressing table, and built in wardrobe/closet. Wool Carpet and original fire place. Dimplex wall heater with thermostatic control

Bedroom three/four/ family room.

This is approached up a narrow twisted staircase; you have to duck to avoid hitting your head. The bedroom itself is large, relaxing and comfortable, with a beamed, sloping ceiling and has a dormer window. The view from the window is toward the Berwyn Mountains. One rod from the traditional ties runs along the floor and along the flank wall. It has a King-size bed, two bedside cabinets, dressing table, stool, chest of drawers, wardrobe and relaxing chair and stool.

A very wide but small door leads to bedroom four. This room is similar with views to the Berwyn Mountains. This room has a Laura Ashley Day bed with sprung mattress and trundle with the other mattress. Wardrobe, Dressing Table, There is a toy basket. It is more suitable for small children and young people or used as a dressing room to bedroom three. Both bedrooms have wool carpet.

Dimplex wall heater with thermostatic control in both rooms.

Shower Room.

Right from the landing. Modern White bathroom furniture and fittings in this compact area include Sink, Bidet, and Shower, Electric Tooth Brush / Shaver point. There is no BATH. A baby bath can be provided. Slate Floor Tiles. Heated towel rail. Constant Hot water in the bathroom is provided by a combi boiler.

General.

- There is a regular bus service to the village and from the village toward Barmouth on the coast to the west or to Llangollen and Wrexham to the east. The nearest train service is Wrexham or Betws Y Coed; this gives access to the wider network including London, Manchester and Birmingham. The nearest Airports are at Liverpool and Manchester.
- For information regarding leisure facilities and activities look at www.VisitBala.org. Information is also provided in the cottage.
- The nearest shops, medical and leisure facilities including swimming pool, cinema, cafe's restaurants and majority of public houses are in the market town of Bala. The nearest supermarket is the Co-operative in Bala. They can do home delivery. The nearest pub is the 'Brynterion' which you would have past if using the above directions. It is very popular and also has a restaurant or bar snacks/meals. Two other good restaurants which you would have passed if using the B4401 are in Llandrillo; the 'Berwyn' small, cosy, good food we go when friends are visiting and the 'Tyddyn Llan', Country House, more upmarket. 36th in the Good Food Guide. Pale Hall has recently opened after a major refurbishment as one of the World's best Little Hotels

- The RAF (Royal Air force) use Snowdonia National Park and the Dee Valley as a training area for Military Air craft and for transport
- Not all Mobile telephones work and signals may also be weather dependent.
- You are strongly advised to maintain national speed restrictions whilst visiting North Wales.
- Fuel is generally cheaper on route to the cottage in England, Wrexham, or in Mold.
- Most garages in the country areas in North Wales close by 8pm, as do local fish and chip shops.
- Shops.

Reviewed 25th January 2017