

# Tudor

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## Cae Forys Newydd , Aberdaron, LL53 8BN

**Price guide £289,000**

- Detached Rural Residence
- Elevated position
- Gardens, Patio and Paddock
- Spectacular Country Views
- Four Beds & Two Bathrooms
- Successful conversion





# Cae Forys Newydd , Aberdaron, LL53 8BN

This unique conversion is situated in a delightful rural area of outstanding natural beauty and is only about one mile into the village of Aberdaron.

Aberdaron is a small seaside village on the western extremity of the glorious Lleyn Peninsula which has the benefit of shops, hotels and restaurants and is a popular destination for visitors who take advantage of the spectacular scenery, cliff walks and beaches some of which are owned and managed by the National Trust.

The property occupies a private elevated position and spectacular views are enjoyed over open countryside. The beach at Porth Oer is about two miles,

The detached residence is a successful conversion of a former agricultural building which has retained many original features and has been sympathetically renovated. The excellent accommodation is attractively decorated throughout and briefly comprises of the following: -

Porch. Hall. Kitchen. Lounge. Utility Room. Two bathrooms. Four bedrooms. Paddock. Gardens to front and rear. Private patio area. Parking area to front. Garage.

## GROUND FLOOR

### Porch

UPVC double glazed front door and Window. Quarry tiled Floor.

### Inner Hall

Slate tiled floor. Pine open tread stairway to first floor. Radiator. Window.

### Bathroom/Toilet

Panelled jacuzzi type bath with mixer tap and shower attachment. Electric Shower over. Pedestal wash Basin. Low level WC. Radiator. Part tiled wall. Double glazed Window. Cupboard with shelving and plumbing for Washing Machine.

### Utility Room/Store

Worcester 'heatslave' Oil Fired Boiler for Central Heating & Water.

### Kitchen 13'2" x 15'9" (4.01 x 4.80)

Attractive family kitchen incorporating a range of individual cupboards in antique pine with Belfast sink in slate insert and mixer taps. Oil fired Aga. Slate tiled floor. UPVC window enjoying spectacular views. UPVC Patio door to private rear patio area. Ceiling fan.

### Lounge 14'2" x 14'0" (4.32 x 4.27)

Most attractive spacious room with Victorian fireplace with Stanley wood burning stove insert. Part exposed stone walls and beams. Radiator. UPVC double glazed windows with attractive dual aspect views over open countryside. TV and telephone point. Opening to:-

### Inner Hall Area

Main stairway to first floor. Double radiator. UPVC double glazed window. Door to: -

### Ground Floor Bedroom 14'10" x 10'7" (4.52 x 3.23)

Radiator. Dual aspect double glazed windows.

## FIRST FLOOR

### Landing

Velux Roof Light and Pine ceiling. Stripped floor boards.



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# Cae Forys Newydd , Aberdaron, LL53 8BN

## **Bedroom 11'8" x 17'10" (3.56 x 5.44)**

Maximum measurements to eaves. Limited Headroom at eaves. Pine panelled walls. Radiator. Velux roof Lights. Views.

## **Bedroom**

L-shaped room with velux Windows set in Pine ceiling. Double Radiator. Attractive views. TV point.

## **Bedroom**

Velux Windows with Views. Radiator. Eaves storage area.

## **Bathroom**

Modern suite with panelled bath with mixer tap and shower attachment, pedestal washbasin, low level WC, Velux with views storage under eaves and radiator.

## **OUTSIDE**

Golden Gravel large parking area. Gardens to front and rear. Private patio Area. Paddock extending to about 0.57 acres or thereabouts. Summer house situated at the top of the garden with spectacular views over the open countryside.

## **GARAGE/BARN 28'0" x 12'0" (8.53 x 3.66)**

With several power points and lighting.

## **SERVICES**

We understand that mains water and electricity are connected to the property. Private drainage. Oil fired central heating.

## **TENURE**

We understand that the property is freehold with vacant possession available on completion.



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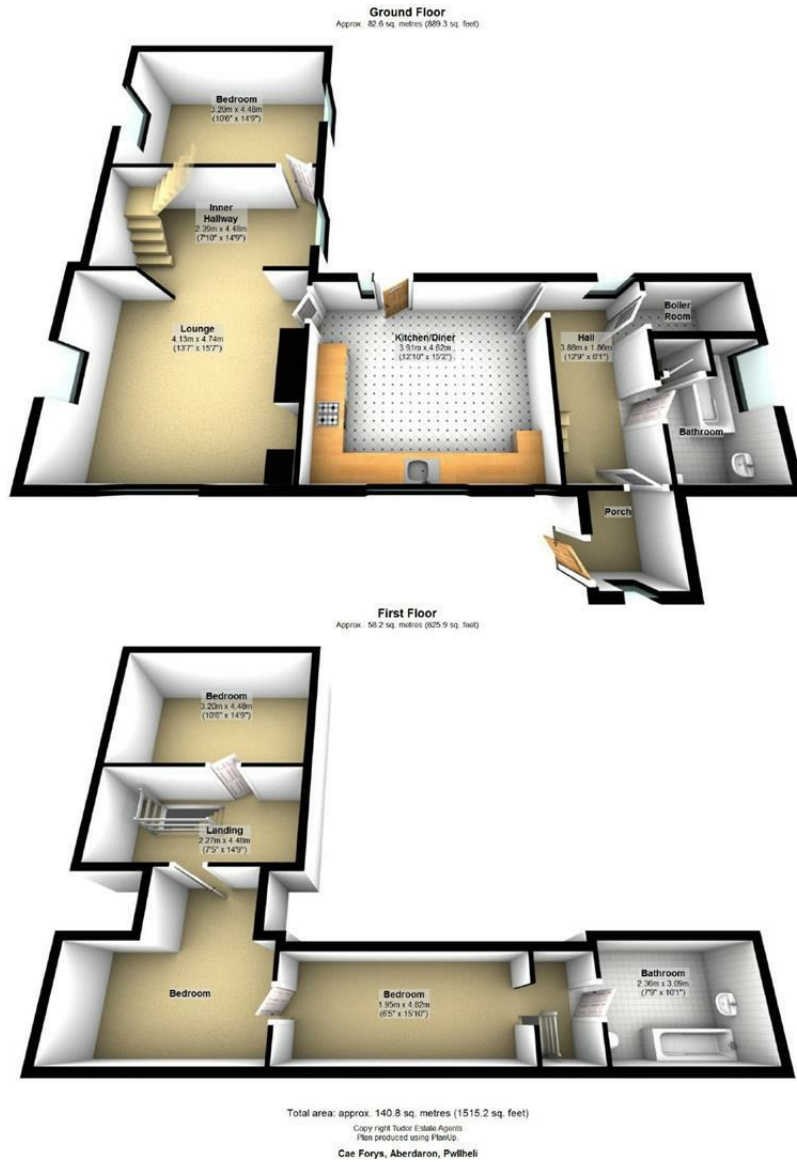
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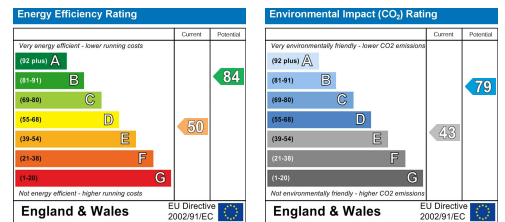
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# Cae Forys Newydd , Aberdaron, LL53 8BN



Proceed towards Aberdaron along the B413 after passing the 30 mph sign bear right along the road to Uwchmynydd. Take the first right turning adjacent to the Church. Proceed along the lane - pass Deuglawdd Farm and turning for Cae Forys is the next on the right. Proceed up the gravelled track and Cae Forys Newydd is on the left of the original Farmhouse. OS Reference: - SH 177-279. Satellite Navigation Reference: - LL53 8BN.



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