



Hendre Clochydd Hall

Barmouth | LL42 1RR

£630,000

MONOPOLY[®]

BUY ■ SELL ■ RENT



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Where to begin to describe this handsome period coastal residence with 1.95 acres and uninterrupted far reaching coastal views? Beautifully refurbished, blending modern elegance with cherished historic charm, the well proportioned rooms maximise space and light while highlighting the original architectural elements and period features.

The accommodation is truly expansive, having three reception rooms that are generous in size and features, two with traditional inglenook stone fireplaces (not in use). High ceilings and deep windows both enhance the space and flood with natural light.

A large dining kitchen is heart of the home and a sweeping staircase dominates the hallway.

The first floor features four generously sized double or king sized bedrooms, each enjoying spectacular coastal views. Two with ensuite bathrooms, perfect for family members or guests. There is a first floor family bathroom with freestanding bath plus a ground floor wet room.

The attic level presents an excellent opportunity for further accommodation (subject to planning), dormer windows provide natural light to the two large rooms accessed by a wooden staircase. A set of basement rooms provide storage and further opportunities and an attached workshop and stone built store can be found to the rear of the house.

With an outstanding exterior, a long private driveway leads to parking for up to 8 cars and to a detached part stone outbuilding used as a garage/store room. To the other side are beautifully maintained gardens (including a small walled garden) lawned and terraced, packed with shrubs plants and fruit trees, offering privacy and views. As if all of this wasn't enough there, the field in front is included too.

With bustling Barmouth on the doorstep and sandy beaches opposite, the hall offers a delightful lifestyle for all occasions; relocation for a scenic coastal lifestyle, a private holiday home or holiday rental opportunity.

Being sold with the benefit of NO ONWARD CHAIN

- MODERN ELEGANCE MEETS PERIOD CHARM - beautifully refurbished period coastal property
- SPECTACULAR COASTAL VIEWS - uninterrupted and far reaching
- SPACE TO BREATHE THE COASTAL AIR - gardens, parking and field totally 1.95 acres
- SPACIOUS ACCOMMODATION - 3 reception rooms, 4 bedrooms and 4 bathrooms
- ADDITIONAL OPPORTUNITY - large attic rooms, basement rooms, workshop, detached outbuilding
- FLEXIBLE COASTAL LIVING - beautiful home, private holiday retreat or holiday rental opportunity
- PERIOD FEATURES IN ABUNDANCE - inglenook and Victorian fireplaces (not in use) high ceilings, large windows
- COSY AND PRACTICAL - oil fired central heating and double glazing
- NO ONWARD CHAIN - ready to move in and enjoy for the summer
- CLOSE TO BARMOUTH RESORT - restaurants, shops and sandy beaches



The current owners have carried out significant upgrades over the last few years including installation of new double glazed windows and external doors. The front facing windows have been replaced with modern sash windows in keeping with the property period style. The whole house has been re-pointed and new roof tiles on the back and a new central heating boiler installed 3 years ago.

Porch and Entrance Hall

To the far side of the driveway there is a quarry tiled porch which opens to the grand hallway with oak floorboards and sweeping original wooden staircase rising to the first floor.

Reception Hall

16'7" x 15'10" (5.08 x 4.83)

The grand reception hall has direct access to the driveway via solid wooden double exterior doors, and glazed interior ones opening to the room. Full of character with stone inglenook fireplace housing electric stove effect fire, oak floorboard, built in original cupboards and a range of contemporary shelving and storage units perfect for coats, boots and shoes etc.

Lounge

16'9" x 12'9" (5.13 x 3.91)

Having beautiful sea views across to Bardsey Island through the large sash window bordered with original wooden panelling. Exposed dark stained floorboards, feature marble effect fireplace with electric stove effect fire, ornate coving and double glazed doors to the hallway.

Sitting Room

17'1" x 14'11" (5.23 x 4.57)

The large sash window provides further beautiful views to the front, with exposed wooden floorboards and French doors to the side garden.

Dining Kitchen

19'1" x 15'10" (5.84 x 4.83)

This large kitchen has a range of bespoke solid wood base units with wooden counter over. Full of character and warmth with slate floor tiles and stone inglenook fireplace (not in use). There is ample space for a large refectory style dining table in this impressive room. With white sink and drainer, space for a large Rangemaster oven with extractor over, fridge freezer and space and plumbing for a dishwasher. There are dual aspect windows and door to utility.

Utility Room

5'6" x 8'6" (1.7 x 2.6)

With slate tiled floor, space and plumbing for both washing machine and tumble dryer with counter over. Steps to door to exterior. Roof light window provides natural light.

Ground Floor Wet Room

4'11" x 11'9" (1.5 x 3.6)

A wet room full of character, conveniently located adjacent to the reception hall, ideally placed for showering off sand and mud after a day enjoying the outdoors. There is a feature exposed stone wall, stone tiled floor, shower, hand basin and WC. Heated towel rail and "church" style obscure window.

Principal Bedroom

16'7" x 12'0" (5.08 x 3.66)

A king sized bedroom with painted Victorian fireplace and expansive sea and garden views from the window to the side. Door to en-suite.

En-Suite Principal Bedroom

6'10" x 7'2" (2.1 x 2.2)

Tiled floor and walls, and white suite comprising of large walk in shower, hand basin and WC. With heated towel rail and large obscure window.





Bedroom 2

17'5" × 15'1" (5.31 × 4.62)

A large queen sized room with dual aspect windows providing sea and garden views.

Bedroom 3

11'10" × 10'11" (3.61 × 3.33)

A double with painted cast iron feature fireplace and sea views to the front.

Bedroom 4

13'5" × 12'11" (4.11 × 3.94)

A king sized room with sea views and feature painted Victorian fireplace. Door to en-suite:

En-Suite Bedroom 4

9'2" × 4'3" (2.8 × 1.3)

With white suite comprising of shower, hand basin and WC. Tiled floor and walls and heated towel rail.

Family Bathroom

6'10" × (2.1 ×)

Luxurious with freestanding ROCA bath, wall mounted hand basin and WC. Slate effect tiled floor, tiled walls and heated towel rail.

Attic Room 1

14'7" × 11'10" (4.47 × 3.63)

A wooden staircase leads to a small landing and the two attic rooms. Attic room 1 has exposed floorboards, dormer window with sea views, radiator and some restricted head height.

Attic Room 2

16'0" × 12'0" (4.88 × 3.66)

Attic room 2 has exposed floorboards, dormer window with sea views, side window with sea, field and mountain views, painted cast iron fireplace radiator and some restricted head height.

Basement Rooms

There are three large rooms with stone flooring, lighting and power and a window.

Outbuildings

To the front of the drive is a detached part stone building currently used as a store and small garage. To the rear there is an attached stone built workshop with water and power, and a further small stone outbuilding can be found tucked away in the garden.

Exterior

A long private driveway leads to stone pillared entrance to the hall and onto parking for up to 8 cars. To the other side are beautifully maintained gardens (including a small walled garden) lawned and terraced, packed with shrubs plants and fruit trees, offering privacy and views. Directly in front of the hall is the large field.



Additional Information

The property is freehold and connected to mains electricity, water. Drainage to to septic tank located on neighbours property and shared with the neighbour. This is emptied every year with a 50/50 split of the cost.

The property is fully double glazed (new windows and external doors installed) with oil fired central heating (new boiler installed 3 years ago).

The property is classed as a link-detached. There is a small private residence to the left side whose wall touches the corner of the reception hall/boot room. This has its own parking and garden to the rear and does not impact on the privacy of the hall. There are no shared walls between the two properties.

We are informed the property is currently classified as 'mixed use' (C1) as has been used as a small scale B&B. The area classified as the owner's accommodation has a council tax band rating of 'B' and the rest of the property is subject to non-domestic rates which are currently fully rebated.





Llanaber and Barmouth

Llanaber is a coastal village just 0.7 miles north of Barmouth. It has the Irish Sea and Cardigan Bay to the west and the Rhinog mountains to the East. The Welsh Coastal Path is just minutes walk from the property as is a halt for the Cambrian Coastal Railway.

Barmouth is known as the town where 'the Mountains meet the Sea' but offers much more than that. It is a thriving seaside town with breathtaking views on the north west coast of Wales looking out onto Cardigan Bay on the edge of the Snowdonia National Park. There is a bustling town centre with a range of shops and supermarkets and great places to eat and relax, including AA *** rosettes restaurant (and in Michelin guide) along with other great eateries.



For lovers of the outdoors it offers walking, cycling, paddle-boarding, kayaking, and of course swimming in the sea from the beautiful golden sand beach. The train station in the middle of the town provides easy links up and down the coastal line or regular trains directly through to Birmingham and beyond.

Disclaimer

ANTI-MONEY LAUNDERING CHECKS

In accordance with current anti-money laundering legislation, intending purchasers will be required to provide proof of identity, address and source of funds/source of wealth information when an offer is made and before any sale can proceed. We ask for your cooperation to minimise delays.

IMPORTANT NOTICE

These particulars are intended as a general guide only and do not form part of any offer or contract. Whilst we take reasonable care to ensure that the information provided is accurate and not misleading, buyers should not rely on these particulars as statements or



representations of fact and should satisfy themselves by inspection, survey, searches and enquiries through their solicitor.

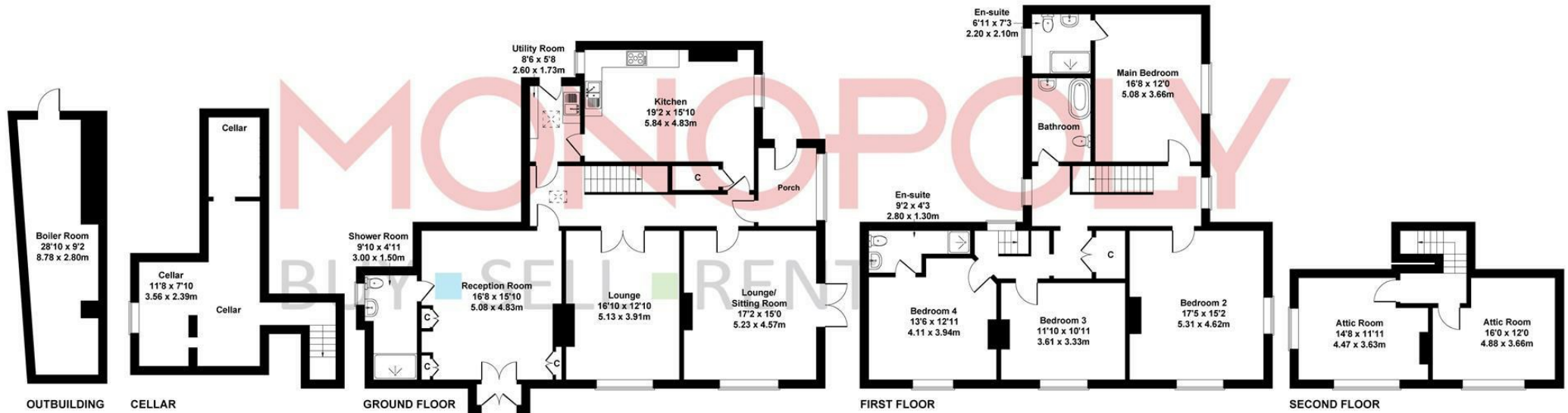
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Floor plans, measurements and areas, where provided, are approximate and are for guidance only. Buyers should check any point of particular importance before making arrangements to view or incurring any expense, especially if travelling some distance. The availability of the property should also be checked before travelling to view.

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Approximate Gross Internal Area
3509 sq ft - 326 sq m



Not to scale for illustrative purposes only

MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Future	Current	Future
Very energy efficient - lower running costs (92-100) A		Very environmentally friendly - lower CO ₂ emissions (82-91) A	
(81-91) B		(71-81) B	
(69-80) C		(59-70) C	
(55-68) D		(45-58) D	
(39-54) E		(31-44) E	
(21-38) F		(11-30) F	
(1-20) G		(1-10) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC







1A Tyn Celyn, Sam Hir, Llanbedr, LL45 2HS
01341 475000 | gwynedd@monopolybuysellrent.co.uk
www.monopolybuysellrent.co.uk

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