



## Gwyndy Mawr

Talsamau | LL47 6TN

£425,000

**MONOPOLY**<sup>®</sup>

BUY ■ SELL ■ RENT



# Gwyndy Mawr

Talsamau || LL47 6TN

An unmissable opportunity to purchase an outstanding traditional stone residence, with a twist in a sought after semi rural location. This unique detached substantial property also provides commercial accommodation suitable for a number of ventures plus two static caravans in their own private parking and landscaped gardens providing a healthy holiday rental income.

Dating back to 1760 with traditional fireplaces, log burning stoves, exposed stone walling and ceiling beams, the house oozes charm, character and style. It is immaculately presented and has been exceptionally well maintained by the current owner. The house boasts 2 reception rooms, spacious breakfast kitchen and a superb sunny conservatory overlooking the beautiful private landscaped gardens totalling 0.39 acres.

The inclusion of the commercial premises (once a shop) offers new owners a wealth of business opportunities or would simply make the most enviable home office, home gym, games/cinema room or hobby area. With direct access into the house and out to a discrete parking area the flexibility of this space and its opportunities are endless.

In addition there are two static caravans sitting in their own grounds with dedicated parking and a high degree of separation and privacy from the house. These have provided the owner with a healthy holiday rental income but alternatively are perfect for visiting relatives. This space is ideal for extra gardens, vegetable plots etc.

This really is a special country property offering the lifestyle dream for new owners.

The location itself is also unique, semi rural but easily accessible just a five-minute stroll from the Dwyrd Estuary, designated as a Site of Special Scientific Interest, and offering unparalleled access to the natural beauty of the area. Close to the coastal path, rail and bus stops are within walking distance and Harlech and Portmadog just a short drive away.

- Beautiful detached stone residence full of character and charm
- 4/5 bedrooms, 2 reception rooms and superb sunny conservatory
- Commercial and lifestyle opportunity if desired
- Commercial premises attached ideal for a wide number of ventures
- 2 Static caravans with own grounds and parking providing holiday rental income
- 0.39 acres of landscaped gardens backing on to fields
- Original features, log burning stoves, traditional fireplaces, beamed ceilings
- Sought after semi rural location but easily accessible
- Immaculately presented
- NO ONWARD CHAIN



### Living/Dining Room

10'5" x 17'7" (3.18 x 5.37)

A charming room with cosy log burning fire on slate hearth under stone lintel, exposed ceiling beams and rural and hill views from the window to the front. There is ample space for a dining table and chairs as well as a comfy seating area around the fireplace.

### Lounge

13'3" x 18'3" (4.06 x 5.58)

A further spacious reception room with multi fuel stove on slate hearth under huge traditional stone lintel. There is alcove shelving, ceiling beams and rural and hillside views to the front.

### Breakfast/Kitchen

12'4" x 14'2" (3.78 x 4.32)

Well equipped, light and bright with a generous range of wall and base units plus breakfast bar. There is a Rangemaster 900 classic included with extractor over, and a dish washer, space for under counter fridge, fully tiled floor, attractive tiled splash backs and doors to garden and to the adjacent utility.

### Utility

6'9" x 5'4" (2.08 x 1.63)

Space and plumbing for a washing machine and a tumble drier, tiled floor and door to the shower room.

### Conservatory

13'4" x 26'6" (4.08 x 8.08)

A superb conservatory full of light with tiled floor and over looking the landscaped gardens to the rear and windows to the front. There are doors out to the garden, to the kitchen and into the attached commercial accommodation.

### Ground Floor Shower Room

With low level WC, hand basin and shower.

### Principal Bedroom

11'3" x 11'9" (3.44 x 3.60)

A large double with rural and mountain views to the front, built in double wardrobe and door to en-suite:

### En-Suite to Principal Bedroom

With low level WC, hand basin, shower and heated towel rail.

### Bedroom 2

9'11" x 14'10" (3.03 x 4.54)

A further spacious double with rural and mountain views and built in wardrobe.

### Family Bathroom

With white suite comprising of low level WC, panelled bath with shower over, hand basin with storage cupboards below, heated towel rail, vinyl flooring and window to rear

### Bedroom 3

7'10" x 9'9" (2.39 x 2.98)

With window to the front with rural and mountain views.

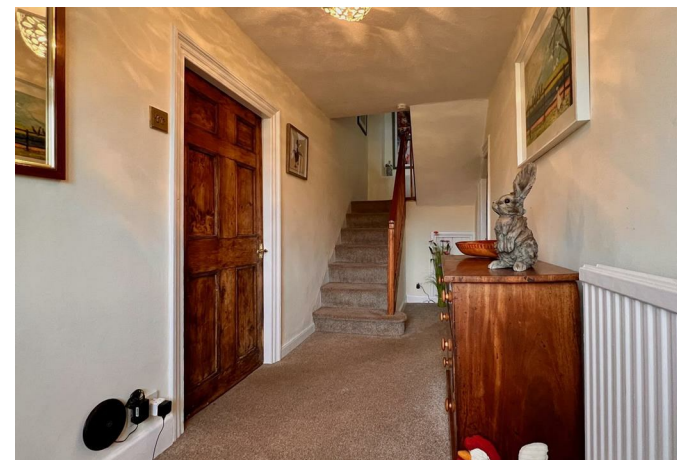
### Second Floor

The second floor accommodation spans the entire floor and consists of a large bedroom (number 4) plus additional living space/extra bedroom (number 5) and under eaves storage. Bursting with character with exposed stone walling, ceiling and A frame beams and full of light from large roof light windows.

### Bedroom 4

9'9" x 14'11" (2.98 x 4.57)

A characterful room with exposed stone walling and exposed ceiling and A frame beams. and under eaves storage. Door to bedroom 5/storage





### **Bedroom 5**

28'10" × 14'11" (8.8 × 4.57)

With roof light window and space for double bed, desk or storage plus a large seating area. There is exposed stone walling and exposed beams.

### **Commercial Premises**

25'7" × 17'10" (7.81 × 5.46)

Connected to the house via a door from the conservatory and benefitting from its own entrance door off the front drive behind the parking space for 5/6 vehicles. This flexible space presents a wealth of opportunities. Previously used as a shop, this large blank canvas is light and bright with windows to the front and a door leading to rear garden. It would lend itself to a variety of uses including commercial ventures, shop, salon, office, consulting rooms, workshop or artists studio to name just a few. Alternatively it could be an annex to the house and also has a door to the rear garden. Perfect for popping out from work for a coffee break!

### **Gwyndy Mawr Gardens and Parking**

To the front is courtyard bound by stone walling leading to the oak canopied entrance door. To the side there is plentiful driveway parking for up to 6 cars and private entrance door to the commercial units. Further to the side and away from the house are the static caravans and their gardens and parking.

The garden to the rear of the property is extremely private and beautifully landscaped backing onto open fields. There are block paved patio areas for seating, mature trees and shrubs and rolling lawns. In addition there is a greenhouse, 2 sheds and a log store.

### **Two Static Caravans with Gardens & Parking**

A gate from the side connects to the private gardens and parking for the two static caravans. These are fully serviced with individual outside space and off road parking for 4 vehicles. Previously providing a holiday rental income (accounts available on request) they are also perfect for overflow guest accommodation. A new buyer may chose to replace these for newer models before commercially letting them.

The easily accessible position close to the Coastal Path, beautiful estuary, Portmieirion, Porthmadog and sandy beaches of Harlech make these caravans the perfect holiday destination. With the halt for the Cambrian Coastal railway line in easy walking distance, guests can park up the cars, kick back and relax.

Alternatively for avid gardeners this space could make a sizeable addition to the existing landscaped garden or provide a perfect location for vegetable, fruit trees etc.

### **Additional Infomation**

The property dates back to 1760 and is connected to mains electricity, water and drainage. It is fully double glazed with oil fired central heating.

### **Yyns and its Surrounds**



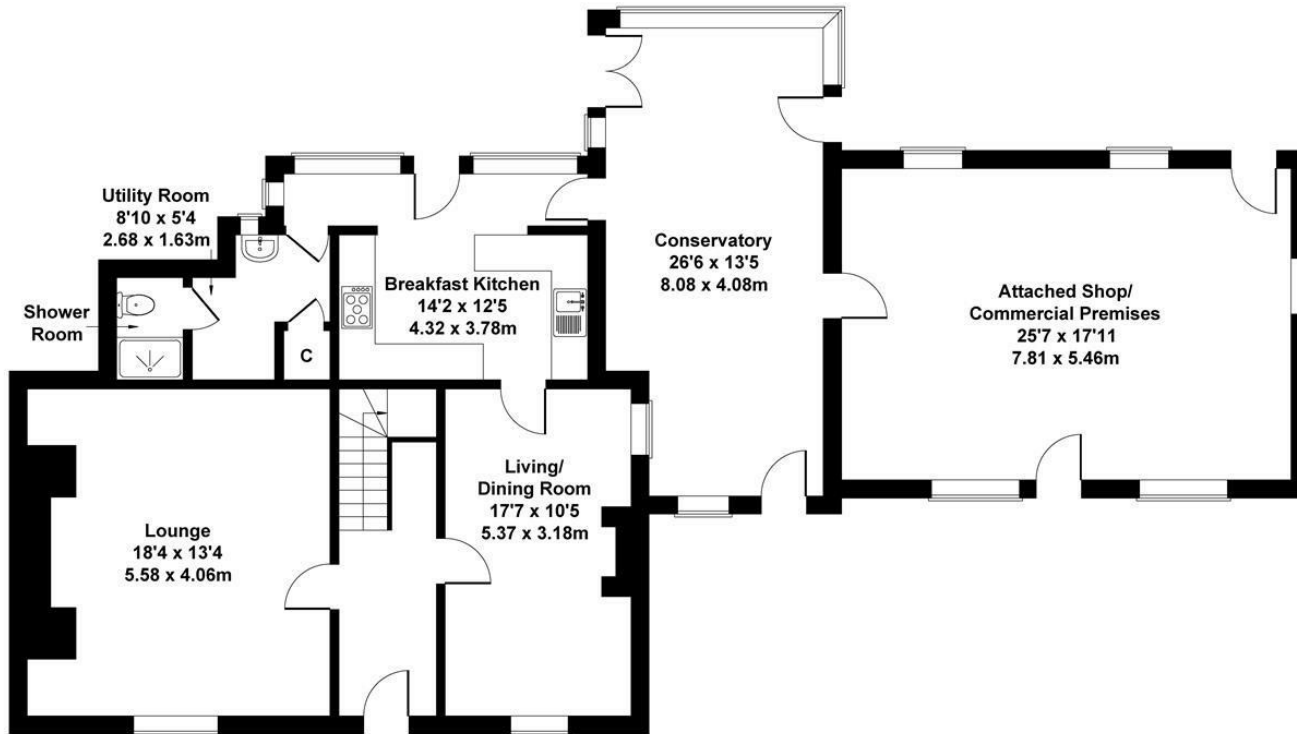
Gwyndy Mawr is located in the idyllic hamlet of Ynys, well known for its beautiful estuary scenery and wildlife, including the views across the Dwyryd and Afon Glaslyn Estuary towards Portmeirion. It is just 1.5 miles from the pretty village of Talsarnau with its local pub, and only three miles from the historic castle town of Harlech and close to Porthmadog and all its facilities. Fantastic walking is on the doorstep with the Welsh Coastal Path passing close by, but for the more adventurous it is in close proximity to Blaenau Ffestiniog where you can enjoy all the activities at Llechwedd slate caverns, Zip World Titan (the largest zip zone in Europe), Zip World Caverns and Bounce Below (deep mine zip wires and the largest underground system of trampolines in the world!). For something a little less energetic, the well-known Ffestiniog narrow gauge steam railway is close by and the peaceful and tranquil beach at Harlech, just 3 miles away is one of the best in North Wales and you can often walk for miles along it without meeting a soul.



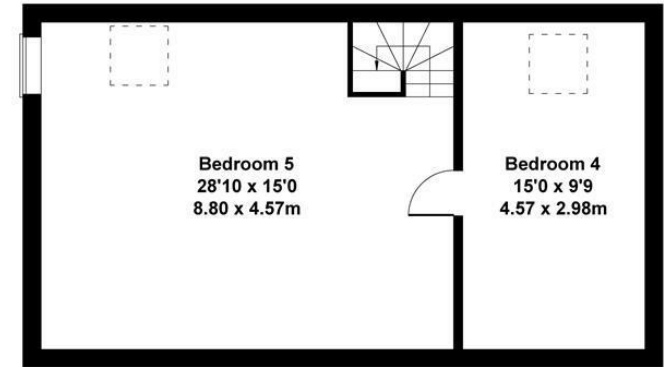


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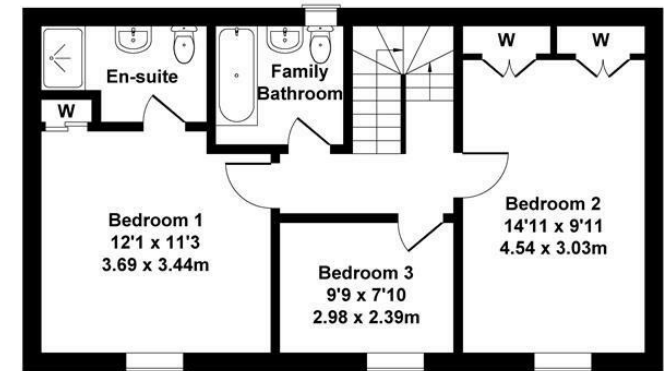
Approximate Gross Internal Area  
2745 sq ft - 255 sq m



**GROUND FLOOR**



**SECOND FLOOR**



**FIRST FLOOR**

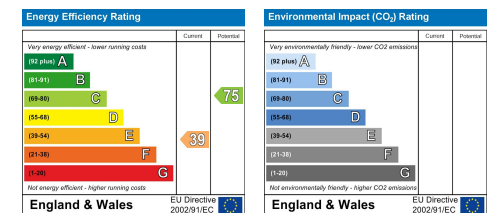
Not to scale for illustrative purposes only

**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.

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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.









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