



**Bronallt**

Harlech | Merionethshire | LL46 2SG

**£330,000**

**MONOPOLY**

BUY ■ SELL ■ RENT









# Bronallt

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An opportunity to acquire a piece of Harlech history, this spacious home is bursting with traditional features and located in the heart of Harlech village with the benefit of beautiful landscaped GARDENS, sea and castle VIEWS, PARKING and a quirky interesting past to boot. Bronallt offers all of this and more with the potential to add value by developing the small barn attached.

This 3/4 bedroom property has an open plan lounge/kitchen/diner with beamed ceilings and an inglenook fireplace large enough to sit in. Three bedrooms on the first floor all have views of Snowdon and the entire second floor is an attic room with high vaulted ceiling, exposed A frame beams and fantastic views of Snowdon, the Glaslyn estuary and coast.

The large garden to the rear is beautifully landscaped and has expansive views of the castle and coast and the property also has a basement and a small attached stone barn with the potential to develop subject to necessary planning.

The property benefits from double glazing throughout with oil fired central heating.

Bronallt has an historical past, being originally one of two pubs side by side on this small side street. Originally the White Horse Inn it stood next to "The Harp" and is mentioned in Lewis Lloyds Book of Harlech and dates back to at least 1890. It is also illustrated in an historical vignette of White Horse Inns. The property is now a beautiful and characterful home and "The Harp" next door has been renamed "Harlech House" and has remained a Hotel/Public House.

- **TRADITIONAL STONE BUILT PROPERTY** - in heart of Harlech with mountain and coastal views
- **BURSTING WITH CHARACTER AND HISTORY** - beamed ceilings, stone fireplaces in abundance
- **4 BEDROOMS** - including large attic room with high vaulted beamed ceilings spanning top floor
- **LANDSCAPED GARDENS** - with sea and castle views and a very sunny aspect
- **OFF ROAD PARKING** - for one car
- **POTENTIAL TO ADD VALUE** - Large basement (perfect games/hobby room), small attached barn (subject to planning)
- **CENTRAL LOCATION** - just off the bustling Harlech High Street
- **SET OVER 3 FLOORS** - 2 reception rooms plus kitchen and utility room
- **MODERN CONVENIENCES** - refitted bathroom, double glazing, central heating





### Entrance Porch

With the quirky appearance of a small turret, a slate floored entrance porch leads to the stable door into Bronallt.

### Lounge/Dining/Kitchen

27'5" × 17'2" (8.36 × 5.25)

The entrance porch leads into an open plan lounge/kitchen/diner. Stairs lead up to the first floor and doors lead off to a rear lobby and down to the cellar. This spacious area is bursting with character with beamed ceilings, wooden panelling and traditional fireplaces.

### Lounge Area

With window to the front and dominated by the huge inglenook stone fireplace with large wooden lintel. A multi-fuel stove sits within the fireplace which also has traditional wooded seating within and the original bread oven. With window to the front with wooden panelling and window seat.

### Dining Area

With window to the front with wooden panelling and window seat and feature stone fireplace. There is room for a large dining table and chairs in front of the kitchen.

### Kitchen Area

With a range of wall and base units, tiled splash backs and a breakfast bar creating a separation between the kitchen and the dining area. With built in oven and hob with extractor over, space and plumbing for a dishwasher and space for a fridge freezer. A window looks over the courtyard to the rear.

### Rear Lobby

A door from the lounge leads to a useful rear lobby with slate and concrete floor and room to hang coats and store shoes and boots. A door leads out to the utility and rear courtyard.

### Utility

8'6" × 8'2" (2.6 × 2.5)

A large utility with quarry tiled floor, space and plumbing for a washing machine and tumble drier and home to the oil fired boiler. A door leads out to the rear courtyard and access to the garden.

### Stairs and Landing

Stairs rise from the lounge to the first floor landing which has part wood panelled walls and doors off to the three bedrooms and bathroom on this floor. A further set of wooden stairs rise to the attic room/bedroom 4.

### Principal Bedroom

15'8" × 8'6" (4.78 × 2.6)

A spacious double with a range of bespoke solid wood wardrobes and shelving, beamed ceiling and a window to the front with window seat over looking Harlech rooftops and over to Snowdon and the mountain ranges.

### Bedroom 2

8'10" × 8'10" (2.7 × 2.7)

With beamed ceiling and window to the front with window seat over looking Harlech rooftops and over to Snowdon and the mountain ranges.

### Bedroom 3

9'2" × 8'10" (2.8 × 2.7)

With beamed ceiling and window to the front with window seat over looking Harlech rooftops and over to Snowdon and the mountain ranges.

### Bathroom

Recently refitted this attractive spacious bathroom has white suite comprising of low level WC, hand basin, bath and shower cubicle. With beamed ceiling, part tiled walls and dado rail, window to the rear and airing cupboard.









#### Attic Room/Bedroom 4

25'7" × 15'8" (7.8 × 4.78)

Spanning the length of the house this stunning room has exposed wooden flooring, a vaulted ceiling with beams and exposed 'A' frames and plenty of light from the 3 large roof light windows. From the window to the front there are wide ranging views of Snowdon, the Glaslyn Estuary the coast and Harlech Castle. The window to the rear looks over roof tops and gardens. To one end there is a walk in storage room.

#### Basement

17'8" × 10'9" (5.4 × 3.3)

Slate and stone steps lead down to the basement. Originally the pub beer cellar, there are still the steps used to roll down the kegs at one end and the coal chute can be seen at the other end. There is lighting, power, heating and water in this large room.

#### Barn

10'9" × 11'5" (3.3 × 3.5)

A door from the utility leads to the barn which is stone and block construction with a mixed material roof and adjoins one of the outbuildings of the adjacent Harlech Hotel. This barn has a traditional stone fireplace and a wooden mezzanine floor and has potential for development (subject to planning permission)

#### Exterior

To the front there is a large slate courtyard bound by low stone walls and railings, completely enclosed and gated. In addition there is a slated parking area for one car. To the rear a door from the utility leads to a gated rear courtyard with concrete floor. From the courtyard there is shared pedestrian access with "Harlech House" next door up shared steps to the private gated garden for Bronallt.

The garden is a delight, beautifully landscaped in Indian sandstone with raised borders it rises in tiers with the view of the castle and coastline becoming more and more expansive. There are lawns, bushes, shrubs and flowers and multiple seating and dining areas. It is totally enclosed by fencing and is gated.

#### Additional Information

Bronallt is Freehold and Council Tax Band C. The property is connected to mains electricity, water and drainage. It benefits from oil fired central heating supplemented by the multi fuel burner in the lounge and is fully double glazed.

There is shared access through the archway from the front of the property to a courtyard, which in turn leads either through Bronallt's rear gate providing access to the barn and utility, or up the steps to the garden.

#### Harlech and Its Surrounds

The stunning golden sands of Harlech beach are just a 20 minute walk away. Bronallt is well placed within walking distance to the local facilities such as the railway station, shops, pubs, buses, medical centre and schools.

Harlech is in the heart of the Snowdonia National Park famous for its World Heritage listed castle. It has astonishing views across Tremadog Bay to the Llyn Peninsula and one of the most picturesque golden sandy beaches in Wales. It has recently been given the accolade of having the second steepest street in the world at





Ffordd Pen Llech just a few minutes walk from Bronallt.

Harlech has a wealth of traditional architecture, shops and restaurants. It also boasts the internationally renowned Royal St David's links golf course. Further afield are the larger towns of Barmouth (8 miles) and Porthmadog (12 miles) which offer more shops and large supermarkets. At least two of the large national supermarkets have a delivery service to Harlech.

The Rhinog mountain range provides the spectacular backdrop to the town which is one of the most rugged and remote terrains to be found in Wales. The mountains and hills provide hiking and walking opportunities for all ranges of abilities.



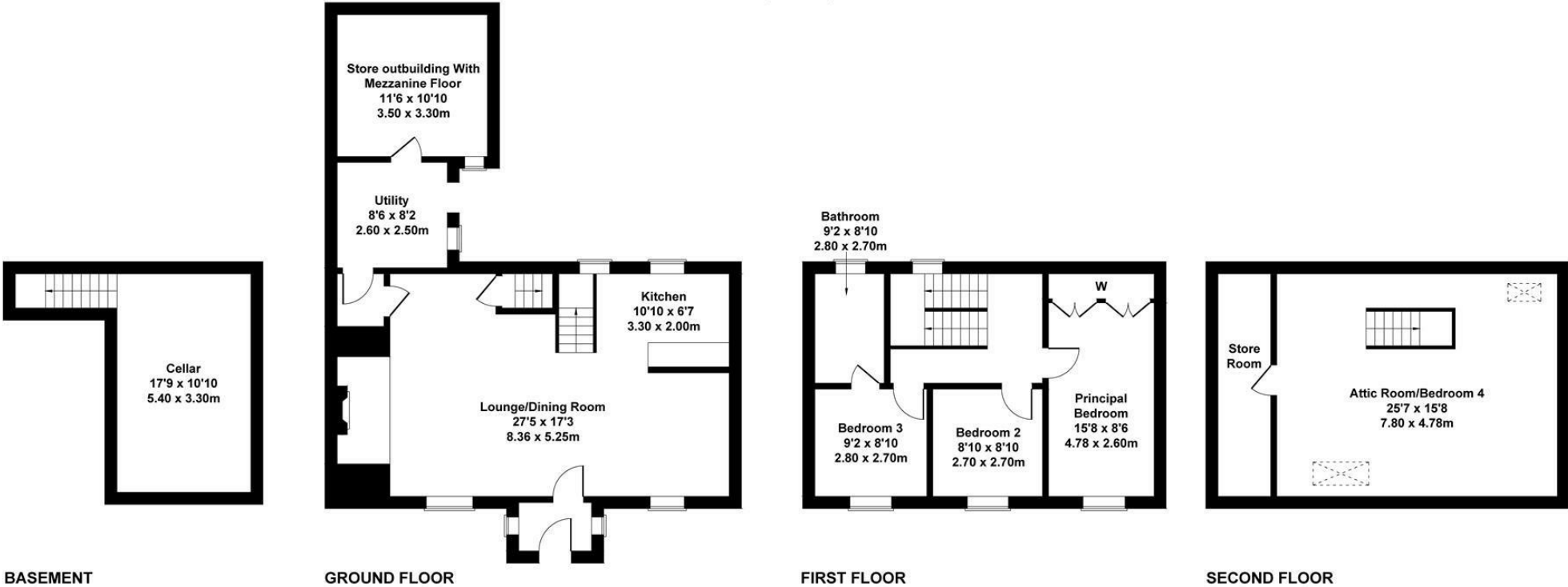






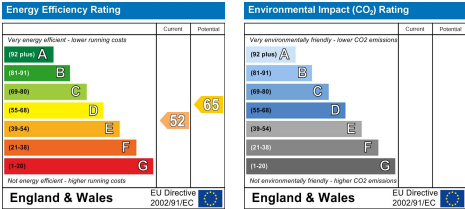
Bronallt Harlech

Approximate Gross Internal Area  
2024 sq ft - 188 sq m



Not to scale for illustrative purposes only.

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