



Tom Parry

Fron Dirion Cottage Parcel of Land with Stone Cottage Ruins, Barmouth,
Offers in the region of £95,000

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Parcel of Land with Stone Cottage Ruins – Approx. ¾ Acre
Fron Dirion Cottage, Cutiau, near Barmouth & Dolgellau, Gwynedd

A rare opportunity to acquire a peaceful parcel of land extending to approximately ¾ of an acre, nestled within the tranquil countryside of Cutiau, conveniently located between the sought-after coastal town of Barmouth and the historic market town of Dolgellau.

The plot includes the atmospheric ruins of a traditional stone cottage known as "Fron Dirion Cottage", offering an exciting prospect for those seeking a restoration or redevelopment project (subject to obtaining the necessary planning permissions). No application has been made for planning permission to rebuild.

Surrounded by beautiful rural scenery, the land enjoys an exceptionally quiet and secluded setting, making it an ideal retreat for those looking to escape the pace of modern life. While the site requires considerable work, it offers tremendous potential to create something truly special in an idyllic location.

The property is offered for sale due to a change in the owner's circumstances, presenting a unique chance for a buyer with vision to unlock the potential of this enchanting Welsh countryside setting.

LOCATION

The property is located approximately a 5 minute drive to the classic seaside resort of Barmouth “where the mountains meet the sea” Residents can lose themselves in the rugged landscapes of Snowdonia National Park or stroll along the quaint streets lined with colourful shops, restaurants and cafes. There are good local bus services and the nearby stations along the Cambrian Coastline railway provide excellent links to nearby towns, including Porthmadog and Harlech, with regular services to the Midlands and beyond. Whether it's hiking, beachcombing, or simply soaking in the tranquil atmosphere, Barmouth is timeless and captivating place to live.







NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.

THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.

