



Tom Parry

Tan Y Penmaen Harlech, Harlech, LL46 2UR

£395,000

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A Grade II listed three-bedroom cottage of rare charm, this beautifully preserved home sits on the peaceful outskirts of Harlech, enjoying wide, unbroken countryside views and a setting that feels timeless. Its aesthetic is deliberately simple and classic – a pared-back canvas that allows the cottage’s genuine period features to take centre stage.

Inside, the layout is warm and traditional, with exposed beams, thick stone walls, original fireplaces and deep-set windows that frame the surrounding landscape. The property has undergone extensive renovations which include, but are not limited to, a new roof, new oil fired central heating system, a stylish family bathroom, stripped woodwork and polished floors. Each room now carries an understated elegance, ready for a new owner to add the final touches and elevate the interiors to their full potential.

In summary the accommodation comprises to the ground floor - entrance/dining hall, kitchen, lounge, sun room and bedroom, whilst on the first floor are the 3 double bedrooms and family bathroom. Throughout character and charm blend seamlessly with modern living by pairing timeless features with the practical comforts today’s lifestyle demands.

The cottage’s Grade II listing reflects its architectural and historic significance, and the exterior is equally enchanting: a characterful stone façade, an enclosed private garden, and open rural vistas stretching towards the hills. The position offers both tranquillity and convenience, with Harlech’s coastline, castle and amenities just moments away.

A wonderful opportunity to refine and complete a classic Welsh cottage in one of the area’s most beautiful settings.

Accommodation comprises: (all measurements are approximate)

Entrance door into

GROUND FLOOR

ENTRANCE HALL/DINING

2.96 x 4.35 (9'8" x 14'3")

Polished stone floor, original corner cupboards, window seat to front, large under stairs storage cupboard, radiator, doors leading to

KITCHEN

2.86 x 2.83 (9'4" x 9'3")

Fitted kitchen comprising of wall and base units, "Rangemaster" cooker, "Belfast" sink, wooden worktops, tiled splash back, integrated fridge/freezer, space and plumbing for dishwasher/washing machine, vinyl flooring, window to front

BEDROOM 4

3.50 x 3.29 (11'5" x 10'9")

Currently being used as an occasional guest bedroom with shower cubicle, wash hand basin and W.C., sky light window, vinyl flooring, radiator

LOUNGE

3.62 x 7.36 (11'10" x 24'1")

Feature fireplace with exposed stone and inset log burning stove, polished stone floor, original ceiling beams, 2 windows to rear over looking garden and peaceful countryside views beyond, radiator, stairs leading to first floor, door leading to

SUN ROOM

2.86 x 2.45 (9'4" x 8'0")

A delightful extension to the rear with floor to ceiling glass panels and door leading into garden

FIRST FLOOR

LANDING

Loft access, window to front, doors leading to

BEDROOM 1

4.10 x 4.44 (13'5" x 14'6")

Original stripped floorboards, two windows to rear with far reaching countryside views, generous wardrobe storage, radiator

BEDROOM 2

2.95 x 3.67 (9'8" x 12'0")

Original stripped floorboards, window to rear with beautiful countryside views, radiator

BEDROOM 3

2.98 x 2.87 (9'9" x 9'4")

Window to front, wardrobe storage, radiator

BATHROOM

2.73 x 2.50 (8'11" x 8'2")

Fully renovated contemporary and complimentary bathroom comprising tiled shower enclosure, panelled bath, wash hand basin, low level W.C. with concealed cistern, window to front, stripped floorboards, radiator, partially tiled walls

EXTERNAL

To the front of the property is a gravelled driveway with parking for several vehicles.

Electric car charging point.

To the rear of the property is an enclosed level garden with beautiful and far reaching countryside views.

Patio area with reclaimed slabs.

Oil tank. External boiler.

LOCATION

Located 5 mins drive from Harlech - one of Wales' most captivating coastal towns, celebrated for its sweeping sea views, dramatic mountain backdrop and rich cultural heritage. Perched above Cardigan Bay, the town enjoys an elevated position that delivers some of the most striking panoramas in the region, with long stretches of soft Welsh-blue shoreline meeting the rugged peaks of Snowdonia.

At its heart stands Harlech Castle, a UNESCO World Heritage Site, commanding the landscape with its iconic silhouette and offering a powerful sense of history. The surrounding streets are lined with characterful cottages, independent shops and welcoming cafés, creating a warm and relaxed community atmosphere.

Harlech's award-winning Blue Flag beach is a major draw, offering miles of golden sand, gentle dunes and exceptional space for walking, swimming and family days by the sea. The area is also renowned for outdoor pursuits, from coastal paths and nature trails to world-class golf at Royal St David's Golf Club, one of the finest links courses in the UK.

Transport links provide easy access to nearby towns including Barmouth, Porthmadog and the wider Snowdonia National Park.

Harlech combines natural beauty, heritage and tranquillity in a way few coastal towns can match – a truly special place to call home.

SERVICES

Mains water and electricity

Septic tank drainage

MATERIAL INFORMATION

Freehold property of stone construction

Grade II listed

Gwynedd Council tax band E

Currently classed as a second home for Article 4 purposes







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

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.

Total area: approx. 102.5 sq. metres (1102.8 sq. feet)

