



Tom Parry

Y Wern, Penrhyndeudraeth, LL48 6LX

£800,000

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Nestled in the picturesque village of Llanfrothen, Penrhyndeudraeth, this remarkable detached house offers a unique opportunity for those seeking a spacious and charming residence. Once a guest house, the property boasts an impressive five bedrooms and seven bathrooms, making it ideal for large families or those wishing to entertain guests in comfort.

Set within an idyllic countryside location, the house is surrounded by 2.5 acres of lush land, providing ample space for outdoor activities and relaxation. The property also features two double stables, perfect for equestrian enthusiasts or those looking to embrace the rural lifestyle.

Inside, the home retains many original features that add character and charm, creating a warm and inviting atmosphere. The three reception rooms offer versatile spaces for both formal and informal gatherings, allowing for a seamless flow of light and warmth throughout the home.

This property is not just a house; it is a sanctuary that combines the beauty of the countryside with the comforts of modern living. With its generous space and stunning surroundings, it presents a rare opportunity to own a piece of tranquillity in the heart of the Snowdonian National Park.

Our Ref: P1650

ACCOMMODATION

All measurements are approximates

GROUND FLOOR

Entrance Hallway

with south facing door onto terrace; quarry tiled flooring and under stair storage

Dining Room

with deep inset stone inglenook with timber bresummer over; dual aspect windows; carpet flooring and radiator

Sitting Room

with inset inglenook with timber bresummer over and log burning stove; window to the front; carpet flooring and radiator

Inner Hallway

with slate tiled floor

Washroom

with low level WC and wash basin set in vanity unit

Lounge/Diner

with deep stone inglenook fireplace with inset multifuel stove; three windows to the side; feature exposed beams and feature spiral staircase to upper floors

Eastern Side Porch

Vestibule

with door to eastern side of the property and slate flooring

Kitchen

with a range of fitted base units; space for electric oven with extractor fan over; space and plumbing for dishwasher; stainless steel sink and drainer; slate flooring and dual aspect windows

Rear Porch/Utility

with floor mounted boiler and hot water cylinder; space and plumbing for washing machine and tumble dryer; door to the rear and alcove housing fridge freezer

FIRST FLOOR

Landing

with south facing window enjoying far reaching views

Bedroom 1

with window to the front; feature exposed beams; carpet flooring and radiator

En-Suite

with panelled bath with shower attachment; low level WC; pedestal wash basin and radiator

Bedroom 2

with cast iron fireplace; fantastic views; carpet flooring and radiator. Link door to:

Bedroom 5

with fitted wardrobes; windows overlooking the driveway and carpet flooring

En-Suite WC

with low level WC and wash basin

Bathroom

with jacuzzi bath; towel rail and wood flooring

Landing

access to spiral staircase

Bathroom

with panelled bath with shower fitting; wash basin; low level WC; radiator and 'Velux' window

Large Store Cupboard

SECOND FLOOR

Landing

with south facing window enjoying far reaching views

Bedroom 3

with feature exposed beams; window enjoying far reaching views; carpet flooring and radiator

En-Suite

with shower; low level WC and wash basin set on vanity

Sitting Room/Study

with feature exposed beams; carpet flooring and radiator

Bedroom 4

with window overlooking driveway; feature exposed beams; carpet flooring and door to spiral staircase

En-Suite

with shower; pedestal wash basin and low level WC

Dressing Room

EXTERNALLY

The property is accessed via a sweeping spacious driveway to the eastern side of the house. The driveway has parking for numerous vehicles.

The gardens extended to a reported 2.5 acres of landing which includes a trickly stream to the eastern boundary, a large patio with raised planters to the south side of the house, various rockeries and ornate, much loved and well maintained gardens. There are two sets of double stables to the western and northern side of the house and two paddocks to the southern side.

There is also a yard area to the rear of the house and a stone former pigsty building.

The gardens are beautiful, and need to be seen to be fully appreciated.

SERVICES

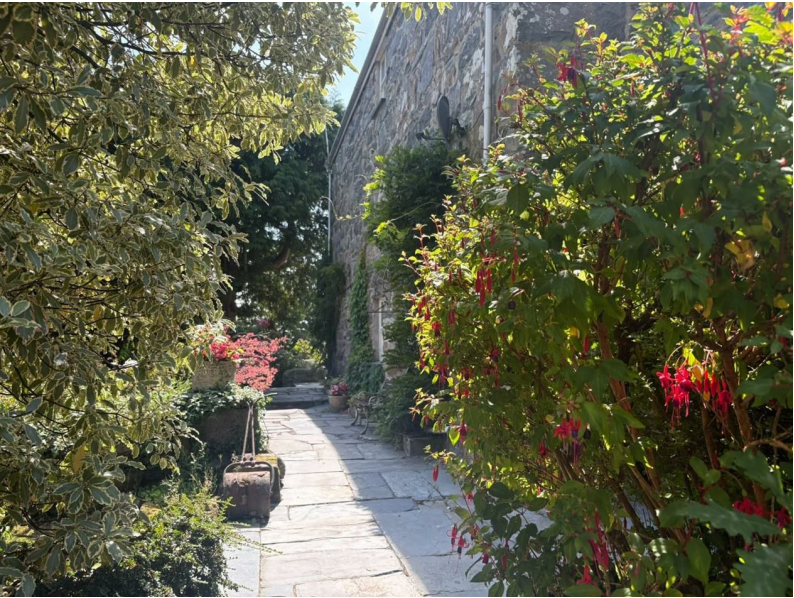
Mains water and electricity. Private drainage to septic tank and oil fired central heating.

MATERIAL INFORMATION

Tenure: Freehold

Council Tax: Band G

what3words: ///diet.raking.degrading







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.

Floor plan Awaited

EPC Awaited

