Tom Parry

Neuadd Wen, Llanuwchllyn, Bala, LL23 7TW

Offers in the region of £550,000

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Nestled in the charming village of Llanuwchllyn, this substantial Grade II* listed semi-detached house, built in 1907, offers a unique blend of historical elegance and modern living. Spanning an impressive 3,229 square feet, this property boasts six spacious bedrooms, inviting reception rooms and dining room, making it an ideal family home or a splendid retreat for those seeking tranquillity in a picturesque setting.

Set within half an acre of beautifully maintained gardens, the property enjoys breath taking open views of the surrounding countryside and majestic mountains, providing a serene backdrop for everyday life. The sweeping driveway adds to the grandeur of this historical residence, welcoming you into a home that is rich in character and original features such as high ceilings, parquet flooring, decorative cornices, grand staircase and fireplaces.

The spacious, modern kitchen is thoughtfully designed with bespoke handmade units which can cater to contemporary living while harmoniously blending with the home's historical charm. The kitchen, utility and wet room were added as part of an extension.

This remarkable property is perfect for those who appreciate the beauty of rural living, combined with the comfort of spacious interiors and the allure of a home steeped in history. The property was built in 1907 for Sir O.M Edwards, who was a significant scholar and educationalist. The house was then divided into two properties post war. A small section of the property is subject to a flying freehold.

With its prime location and generous outdoor space, this semi-detached house is a rare find and presents an exceptional opportunity for discerning buyers.

Our Ref:- B838

All measurements approximate

The ACCOMMODATION comprises;-

GROUND FLOOR

Open Porch
6'4" 7'6" (1.95m 2.29m)
Red brick open porch with a sand stone arched entrance, leaded window to side and red block flooring leading into;-

Vestibule
6'2" x 5'9" (1.9m x 1.77m)
with door to front, coved ceiling, 1 radiator and red block tiled floor leading into:-

Entrance Hall
19'1" x 22'7" (5.84m x 6.89m)
with coved ceiling and cornices, open fireplace with timber surround housing a wood burning stove on tiled hearth, decorative pillar, wall lights, 2 radiators and paraquet flooring.

Dining Room
14'4" x 20'7" (4.38m x 6.29m)
with 2 radiators, coved ceiling, picture rail, cast iron fireplace with timber surround, Karndean flooring. Window to front and large bay window overlooking the garden.

Lounge
21'9" x 20'6" (6.63m x 6.27m)
large bay window to side overlooking garden with rear window enjoying views to open countryside and mountain views. Coved ceiling and picture rail, wall lights, Karndean flooring, pillared archway leading to square recess housing the wood burning stove and tiled hearth, leaded window to side and wood panelling with traditional benches to either side of fireplace,

Living Room
19'10" x 13'10" (6.06m x 4.24m)
with coved ceiling, picture rail, fireplace housing a coal effect gas fire, slate hearth and tiled inset. Large bay window to front and 1 radiator.

Kitchen
19'4" x 21'11" (5.9m x 6.7m)
with matching base and wall units, integrated dishwasher, bin storage and large American style fridge freezer, 1 1/4 Kohler under mounted sink with Corian worktop drainer, range cooker with tiled splash back, extractor fan and hood, central island with Corian worktop with shelving, drawers and electrical sockets. French doors to side leading out to garden, windows to rear and side with built in seating and storage. Tongue and groove ceiling with downlights and underfloor heating. Karndean flooring.

Inner Hallway
5'3" x 3'5" (1.61m x 1.05m)
with downlights, underfloor heating and Karndean flooring.

Utility Room
6'3" x 7'7" (1.91m x 2.32m)
with downlights, larder cupboard, plumbing for automatic washing machine, space for tumble dryer under a granite effect worktop, underfloor heating and laminate flooring. Door leading to:-

Cellar
19'10" x 13'10" (6.06m x 4.24m)
Steps leading down to cellar area where the oil fired central heating boiler is housed.

Wet Room
6'2" x 7'9" (1.9m x 2.38m)
with downlights, partly tiled walls, walk in shower, hot and cold wash hand basin, wc, under floor heating and tiled flooring.

Store Room 1
3'4" x 10'3" (1.03m x 3.14m)
with shelving and space for freezer.

Under Stairs Storage
3'4" x 10'2" (1.04m x 3.11m)
with shelving.

Decorative Pillared Staircase
leading up to:-

FIRST FLOOR

Landing Area
16'9" x 16'9" (5.11m x 5.11m)
Impressive large window to front, coved ceiling and decorative cornice, picture rail, wall lights, 2 radiators and airing cupboard housing the Worcester hot water immersion cylinder.

Bedroom 1 with En-Suite
14'4" x 21'0" (4.37m x 6.42m)
Window out to front, large bay window to side with picturesque view, picture rail, decorative cast iron fireplace and timber surround, tile insert and hearth. 1 radiator. En-Suite Shower room with leaded windows to side and front, access to roof. Partly renovated - will need to be completed by new purchaser.

Bedroom 2
20'6" x 21'3" (6.27m x 6.5m)
Large bay window to side, window to rear with picturesque views, coved ceiling, picture rail and decorative cornice. Cast iron open fireplace with timber surround, tiled inset and hearth. 2 radiators.

Bathroom
8'2" x 11'7" (2.5m x 3.54m)
Window to rear, coved ceiling, downlights, panelled bath with mixer shower attachments, shower cubicle, hot and cold wash hand basin, wc, bidet, partly tiled walls, 1 radiator and tiled flooring.

Bedroom 3 / Games Room
14'8" x 13'11" (4.49m x 4.25m)
window to front, picture rail, cast iron fireplace with tiled inset and hearth. 1 radiator.

Staircase
leading to attic space.

SECOND FLOOR

Landing area
7'9" x 16'9" (2.37m x 5.13m)
With access to loft space, light well, wall lights, decorative cast iron fireplace and radiator.

Bedroom 4
16'9" x 10'9" (5.13m x 3.28m)
with radiator, 2 Dorma windows to front, exposed ceiling beams.

Bedroom 5
14'8"x 13'7" (4.48mx 4.15m)
with exposed ceiling beams, down lights, and sky light.

Bedroom 6
21'3" x 14'10" (6.48m x 4.54m)
2 sky windows to side, diamond shaped feature window to rear, downlights, exposed beams, vaulted ceiling, painted exposed brick wall. 1 radiator and stripped flooring.

Shower Room
9'3" x 11'3" (2.83m x 3.45m)
Part renovated. Window to rear. No fittings but plumbing and electrics in place with materials to hand to complete.

OUTSIDE
The property is approached from a private road and down a private driveway leading to the front. Extensive lawned garden with mature trees and shrubs (Majority of garden to the front and side). Seating area to rear of property. Views over open fields, country side and mountains. The garden area extends to approximately a 0.5 acre.

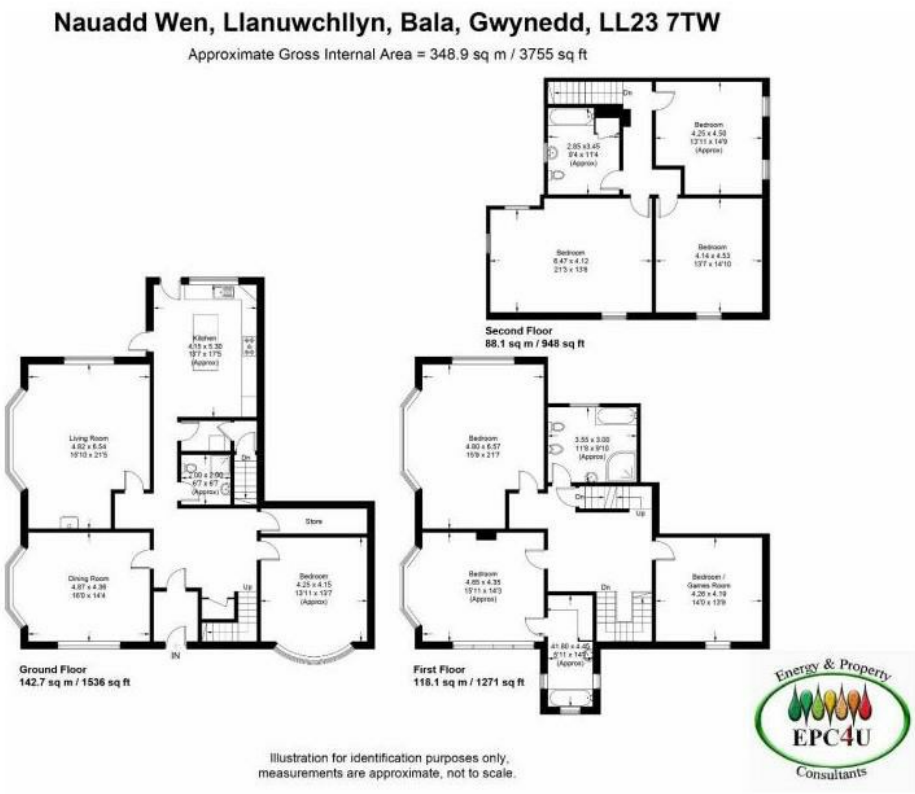
SERVICES
Mains electric, water and drainage. Oil fired central heating.

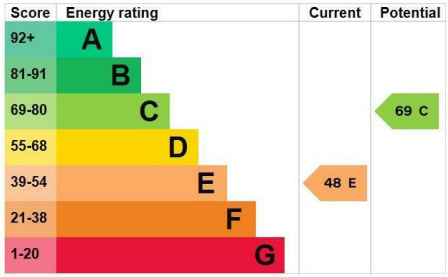
MATERIAL INFORMATION
Lawned garden approximately 0.5 acre

TENURE - Freehold
A small section of the property is subject to a flying freehold

Grade 2* Listed Building

Private driveway with ample parking spaces





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.

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