



Glygyrog Wen, Aberdovey **LL35**



Glygrog Wen, Aberdovey

Gwynedd LL35 0RL

A beautifully appointed Welsh long house with versatile outbuildings surrounded by private grounds in a hilltop location.

Aberdovey is situated within the Snowdonia National Park to the North of the Dyfi Estuary. The pretty village has a range of bespoke shops, galleries, pubs and restaurants. Historically a small fishing and trading village, the advent of the railway in the 19th Century saw Aberdovey become an exclusive Victorian holiday destination. Today it has retained its exclusivity and is noted for its golden beaches, exceptional views, famous 18 hole golf course, its colourful summer sailing regattas, water sports and its easy access to many outdoor activities in the Snowdonia National Park.

The town of Machynlleth is nearby and offers a further range of recreational and leisure facilities. Good road networks give access to Welshpool, Shrewsbury and beyond, along with a regular mainline rail service to Shrewsbury and Birmingham.

Directions (LL35 0RL):

Proceed north on the A493 passing Smugglers Cove Boat yard on the left and Aberdovey Holiday Park on the right, take the next right onto a stone road pass the entrance to the Caravan Park, bare left at the shed and continue for 0.6 miles along a stone road which changes to tarmac and concludes at Glygrog Wen.



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EPC

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Glygyrog Wen

Sympathetically renovated by the existing owner, Glygyrog Wen is a beautifully appointed Welsh long house. Renovations include a beautiful extension to the south/east elevation and complete internal remodelling with a keen eye for the preservation of a wealth of original features including exposed stone walls, beamed ceilings, fireplaces and stone floors.

The beautifully refitted Mark Wilkinson kitchen has a superb range of hand built solid wood units with a raised island and space for dining table. There is an Aga Range set within an original stone inglenook. The dining hall is found in the centre of the house, exhibiting exposed beams and a stone fireplace. Beyond this is the recent extension which gives a wonderful reception room with log burning stove and French doors making the upmost of the views towards the Estuary. There is planning permission granted for the construction of a garden room at this end of the property.





Bedroom accommodation

The primary staircase gives access to the first floor. Most notable is the master bedroom suite, with a beautiful Villeroy & Boch bathroom suite and triple aspect, giving views over the grounds and countryside beyond. There are two further bedrooms accessed via the staircase, served by the family bathroom. A secondary staircase rises to a fourth double bedroom, with a range of fitted wardrobes and en suite shower room. The property is well-appointed to be used as a family home.



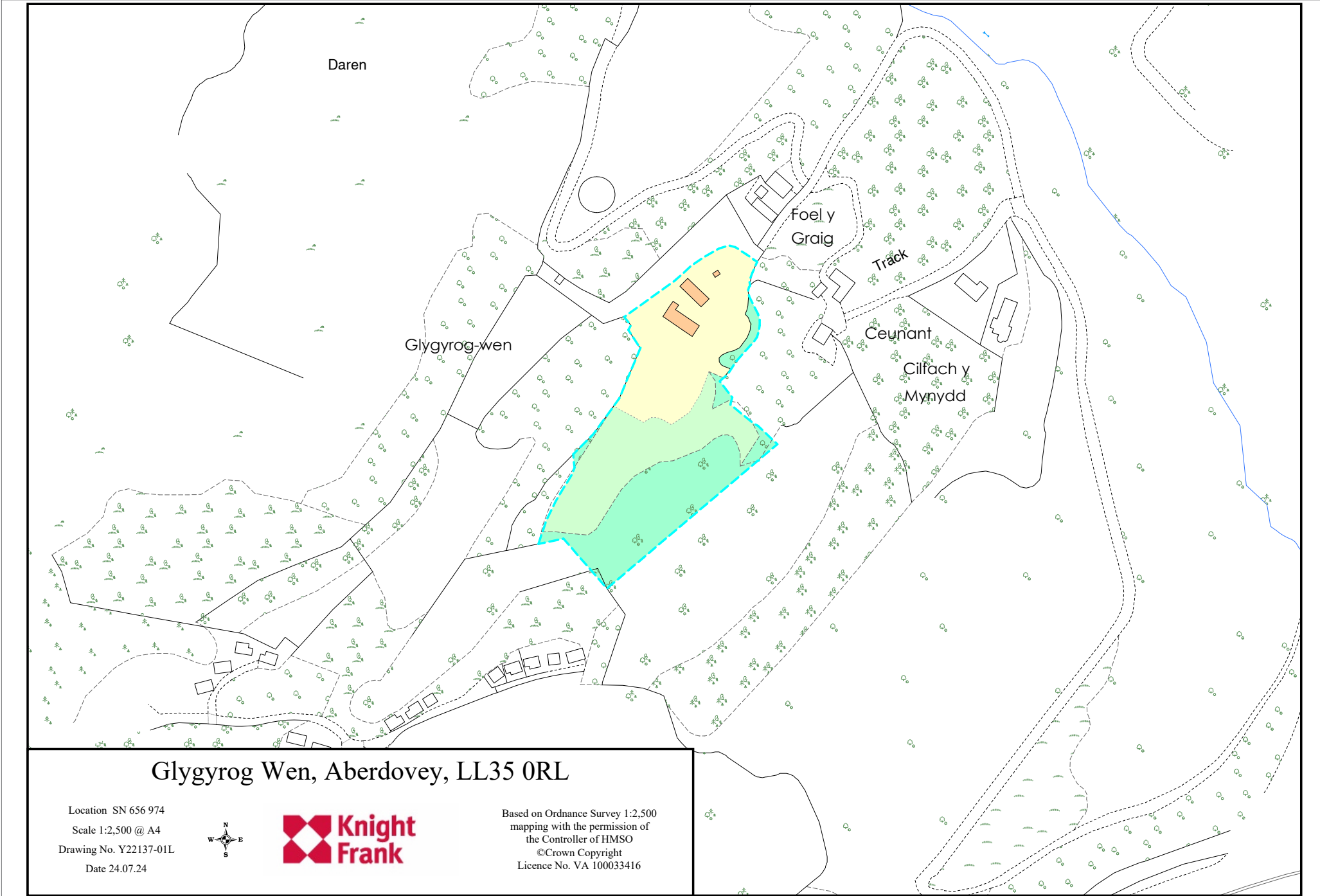
Outbuildings

Adjacent to the house is a recently renovated two storey stone barn. The current owner uses this as a wonderful studio, but with its fitted kitchen and separate shower room, this beautiful light and airy space could serve as a fantastic holiday let or secondary accommodation. There is a mezzanine level that includes a bespoke bar and seating area, with French doors opening to the balcony, giving fantastic views. A boiler room and games room/office above complete the accommodation.

Gardens and grounds

The formal gardens surrounding the house and studio are beautiful, with a number of landscaped mature beds and carefully designed seating areas to take in the superb views. A fabulous mixed fruit orchard is placed on the grounds and beyond the garden is approximately 1.29 acres of grassland and 0.46 acres of woodland. There is a wonderful drive sweeping up to the property.





Glygyrog Wen, Aberdovey, LL35 0RL

Location SN 656 974
Scale 1:2,500 @ A4
Drawing No. Y22137-01L
Date 24.07.24



Based on Ordnance Survey 1:2,500
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Property Information

Tenure: Freehold

Services: Mains electricity, private water by bore hole source.

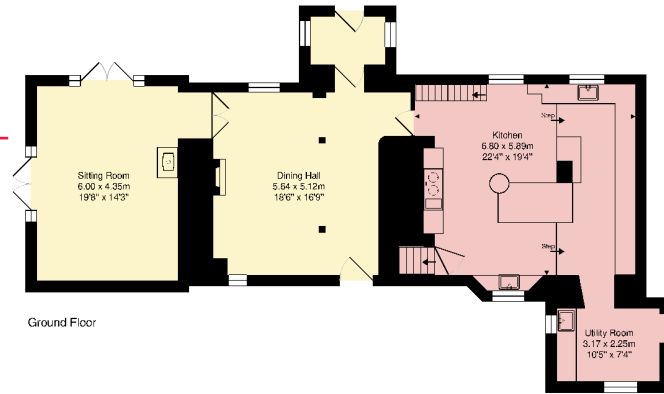
Propane bulk tank for gas central heating.

Local Authority: Gwynedd County Council

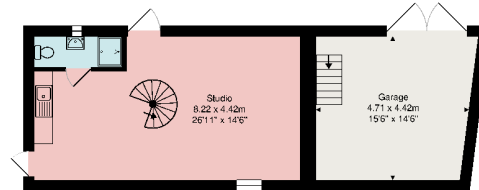
Council Tax Band : H

Agents Note

The property has a right of access along the shared access road. There are no maintenance obligations relating to this. Please ask the agent for further information.



Ground Floor



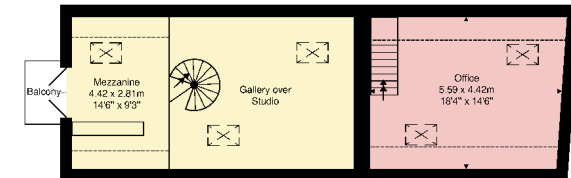
Studio Ground Floor

Approximate Gross Internal Floor Area
House = 256 sq m / 2540 sq ft
Garage = 20 sq m / 215 sq ft
Studio, Mezzanine & Office = 73 sq m / 785 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



First Floor



Studio First Floor



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SY1 1LZ

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We would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated July 2024. Photographs and videos dated July 2024.

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