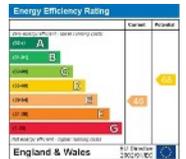


**TROED Y RHIW
LLANEGRYN
LL36 9TA**

PRICE £950,000 FREEHOLD



**Immaculately presented property with immense character
Completely rebuilt in 2005 to a very high standard
4 acre paddock, stabling for 4 horses, hay barn and outbuildings
Double garage with further accommodation above which subject to planning permission could provide
a separate property for rental potential, air b & b or granny annexe
Stunning views over the Dysynni Valley to Bird Rock and the Snowdonia National Park**

Troed y Rhiw is a very unique property, unassuming from the front original elevation but greatly extended to the rear. The total renovation and extension project was completed in 2005 to a very high specification and offers an exceptional home with stunning uninterrupted views across its own gardens and paddocks and beyond towards Bird Rock, Cader Idris and the Snowdonia National Park. The landscaped grounds extend to approx ¾ acre incorporating a large duck pond with waterfall feature. It also has the added benefit of a 4 stable block and livery yard with almost 4 acres of paddocks. Plus a large stone built detached garage with guest accommodation above which, subject to planning, could be converted into a property for rental, air bnb or granny annexe.

The original cottages and outbuildings date back to the 16th Century and are steeped with fascinating local history. (Cistercion monks).

Extensive floor plans that were used by the builders showing layout and dimensions of the accommodation on all levels are available for any prospective purchaser to view plus an album of pictures showing the project from start to finish.

The entire property including the garage has bespoke hardwood windows and doors and all the original sash windows of the cottage have been replicated.

There is wet system under floor heating in every room of the house.

For those wishing to work from home Troed y Rhiw benefits from super fast broadband with fibre direct to the property.

There is a large block paved car park at both the front and rear of the property.

Llanegryn is a small sought after village approximately four miles from the coastal town of Tywyn, and eight miles from the charming harbour village of Aberdovey which is renowned for its boating, fishing and 18 hole championship Golf Course. The village is surrounded by the famous Snowdonia National Park, an area of outstanding natural beauty. The village also has a new area primary school.

The property comprises:-

ENTRANCE HALL

Leading into:-

LOUNGE 24'9 x 21'8 max

Double hardwood bespoke doors open into a stunning lounge with vaulted ceiling and amazing views over the gardens, river, paddocks, surrounding countryside and beyond to the mountains of the Snowdonia National Park. French doors with Juliet balconies on 3 elevations. Wood flooring. The multi fuel stove is built into a feature fireplace and creates a beautiful focal point for this impressive room.

CLOAKROOM

Wood floor, w.c, wash basin, extractor, window.

DINING ROOM / SNUG 21'4 x 15'7

Hardwood sash windows plus the original inglenook fireplace which was uncovered and restored during the renovations are two of the features that make this a beautiful cosy room as well as an impressive dining room. The inglenook fireplace has all the original features including bread oven and salt pot coves. There is also another original fireplace at the other end of this room which has been renovated as a feature but is unused.

OFFICE 13'5 x 7'1

Sash windows together with 2 new velux windows which gives this room plenty of light, an original wall with exposed stones makes a feature point in this room creating a pleasant working environment.

KITCHEN 21'8 x 15'5

3 further sash windows plus 4 velux windows in the vaulted ceiling give this kitchen an impressive wow factor. There are numerous built in floor and wall cupboards on 3 sides including feature glass fronted display cupboards with lighting plus under cupboard lighting. A large centre island with cupboards and extra concealed power point, integral dishwasher. The oil fired 4 oven Aga is a feature of this impressive kitchen plus there is a space for a large American style fridge freezer with plumbing. Tiled floor, tv and telephone point.

CONSERVATORY 27'3 x 6'3

Large solid wood windows along the whole of one elevation gives panoramic views of Bird Rock and the Snowdonia National Park with double opening doors onto a patio area enjoying panoramic views of the gardens and beyond. Tiled floor.

On the lower level:-

UTILITY 11'7 x 5'5

Tiled floor, base and wall units, stainless steel sink and drainer, plumbed for washing machine, space for tumble drier and currently housing an extra fridge freezer. Oil boiler and consumer unit located here.

GAMES ROOM 18'3 x 16'5

Currently accommodating a ¾ size snooker table and dart board area, tv point. Further window with window seat, French doors on 2 elevations which open out onto:-

OUTDOOR ENTERTAINING AREA

A cedar wood Summerhouse is just 2 steps across from the games room giving room for a large 8 seater table plus more seating. Lighting built into the ceiling and external electric points. Bbq area adjacent. Lawned gardens all around this area provide an ideal entertaining area.

GREENHOUSE 10' x 8'

Outdoor water tap adjacent.

Off entrance hallway stairs to;_

FIRST FLOOR LANDING

Window, wood floor, telephone point, access to loft.

BEDROOM 1 21' x 13'5 inc en-suite shower.

Windows on 2 elevations plus French doors with Juliet balcony enjoying stunning views over the gardens, paddocks, to Bird Rock and the hills of the Snowdonia National park. 3 Double built-in wardrobes, tv point.

EN-SUITE

Window to front, fully tiled walls and floor, extractor, large walk-in shower, w.c, wash basin, heated chrome towel rail.

BEDROOM 2 15'5 x 9'8

Sash window plus velux, 2 built-in wardrobes and tv point. Lovely uninterrupted views across the adjoining fields. This room currently accommodates a double bed, a single bed and a bed settee.

BEDROOM 3 15' x 8'7

Sash window plus velux window, lovely uninterrupted views across adjoining fields.

BATHROOM

Window, extractor, fully tiled walls and floor. Bath, wash basin and w.c, heated chrome towel rail.

TRADITIONAL STONE BUILT WORKSHOP 13'5 x 10'9

This is an original stone barn that has been renovated to include velux window, ample lighting and power point to create a workshop, extra electric sockets outside plus water tap.

STABLES AND YARD

4 stables, 2 are 12' x 12' and 2 are 10' x 10'

Currently being used as 3 stables and a tack/feed room. Wooden built on concrete hard standing, each stable has fitted rubber matting. All stables have lighting and the one currently being used as a tack/feed room has ample power points. There is also a water tap outside.

HAY BARN

This is an original building dating back to the 16th century that has been renovated, re roofed and now provides plenty of storage for hay but could have a variety of uses.

GARAGE 25' 8 x 20'

Outside the garage is another large block paved parking area. The garage has a double size hardwood electric up and over door, 3 windows, ample electric points and strip lighting. There is a sink and drainer plus an under stairs walk in cupboard. Stairs from the garage lead to:-

GUEST BEDROOM 22'3 x 12'2

Window and 2 velux windows. 2 Double built-in wardrobes plus under eaves storage, plus a separate cloakroom comprising w.c and wash basin. Subject to planning permission this building could provide a separate cottage for rental potential, air bnb or granny annexe..

TENURE The property is freehold

ASSESSMENTS Band E

SERVICES Mains water, electricity and septic tank. Oil central heating.

VIEWING By appointment only with Welsh Property services, High Street, Tywy, Gwynedd. LL36 9AE. 01654 710 500 info@welshpropertyservices.com

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