

**GLANMACHLAS
LLANEGRYN
LL36 9UF**

PRICE £850,000 FREEHOLD



**Refurbished Grade 2 listed former farmhouse
7-8 bedrooms - 2 bathrooms - 3 reception rooms, farmhouse kitchen, boot room and utility
Situated in the Dysynni Valley and the Snowdonia National Park
With stables and outbuildings
Sitting in approximately 6 acres of land including 2 paddocks.**

Glanmachlas is a grade 2 former farmhouse, situated in the beautiful Dysynni valley within the Snowdonia National Park. Refurbished by the current owners since 2013 to include new roof, re wiring, all new plumbing, replacing bathrooms and oak bespoke kitchen with electric 4 oven Aga, adding oil fired central heating and a multi fuel stove in the main lounge. The grounds extend to approximately 6 acres including a paddock to the side currently divided in 2 and a small paddock behind the stone outbuildings which also include a hay barn and 3 stables plus tack room. The property comprises 3 reception rooms, kitchen, utility, boot / boiler room and shower room on the ground floor. With 5 bedrooms and family bathroom on the 1st floor, a further 2 bedrooms in the attic and a guest bedroom or office / hobby room above the dining room. This property has heaps of history surrounding it and was formerly the farm managers accommodation for the Peniarth estate.

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 storm porch with part glazed panelled door to;

ENTRANCE HALLWAY

Tiled floor, main staircase.

LOUNGE 4.89 x 4.55

Window to front, 2 built in cupboards- digital phone line and sky box located here, timber fireplace with multi fuel stove on slate hearth, picture rail, coving, part panelled wall, stained glass ornamental window to rear.

PLAYROOM 4.51 x 4.42

Window to front, capped timber fireplace with tiled surround, coving, picture rail.

Off entrance hallway, door to rear hall with original slate flagstones, under stairs cupboard, rear staircase.

SHOWER ROOM 1.99 x 1.71

Window to side, timber vanity wash basin, w c, panelled shower cubicle, towel rail, extractor, slate floor.

DINING ROOM 4.78 x 4.49

Window to side and rear, double doors to rear, slate flagstone floor, consumer unit and meter located here with economy 7, stairs to;

GUEST BEDROOM 4.76 x 3.51

Window to side, this room could be utilised as an office or hobby room.

KITCHEN 4.98 x 4.41

2 windows to side, original slate flagstone floor, bespoke oak units, granite work top, ceramic double sink, integral dishwasher, space for American style fridge / freezer, 4 oven electric Aga, part tiled walls, 2 doors to;

UTILITY 6.28 x 3.35

Dual aspect windows x 3, slate flagstone floor, bespoke base units, laminate work top, plumbed for washing machine, space for tumble drier, door to;

BOILER ROOM 4.66 x 3.86

2 windows dual aspect windows, door to side, slate flagstone floor, timber base unit with laminate work top, ceramic sink, built in cupboard housing Worcester oil boiler and pressurized hot water cylinder.

Off entrance hallway stairs to 1st floor landing, access to loft, built in airing cupboard with slatted shelving and radiator.

BEDROOM 4.86 x 4.56

Window to front, original cast iron fireplace, built in wardrobes.

BEDROOM 2 4.49 x 4.38

Window to front, original cast iron fireplace.

BEDROOM 3 4.43 x 2.91

Window to side, built in cupboard.

BEDROOM 4 3.46 x 2.70

Window to side, built in cupboard.

BEDROOM 5 4.31 x 3.40

Window to side, built in double cupboard.

BATHROOM 3.78 x 1.81

Window to rear, freestanding bath, wash basin, w c, tiled corner shower cubicle, part tiled walls, tiled floor, extractor, heated towel rail and radiator.

Stairs to;

ATTIC LANDING 4.44 x 2.87

Conservation window to side.

BEDROOM 6 4.46 x 3.15

Window to rear.

BEDROOM 7 4.46 x 2.71

Conservation window to side.

OUTSIDE

A range of grade 2 listed outbuildings including a hay barn 15.48 x 5.79 with power, 3 stables plus tack room, concrete yard area, approximately 5-6 acres of land including the footprint of the house, 2 paddocks, enclosed garden area laid to lawn with mature shrubs, copious parking and covered parking plus an external party room with wood burning stove and bar.

TENURE The property is freehold

ASSESSMENTS Band F

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

WHAT3WORDS prospered.simulates.dining

AERIAL SHOT TAKEN BY WW.WYNNE

VIEWING By appointment only with Welsh Property services, High Street, Tywyn, Gwynedd. LL36 9AE.

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