



Penrhyn Mawr
Bwlchtocyn | Pwllheli | Gwynedd | LL53 7BU

FINE & COUNTRY

PENRHYN MAWR

An enchanting character home including five bedrooms and comfortable living accommodation, situated in a stunning location only two miles from Abersoch centre. The property also includes a chalet, a generous plot, outbuildings with potential and superb views over the sea towards distant mountains.



An Invitation to Timeless Elegance

Nestled in the tranquil heart of Bwlchtocyn, Penrhyn Mawr stands as a beacon of history and charm. This Grade II listed detached residence, dating back to the 1600s has a traditional looking appeal and is a perfect sanctuary for those seeking a unique and serene lifestyle.

Home of Panoramic Splendour

Elevated above the stunning landscapes of North Wales, the property boasts awe-inspiring panoramic views that stretch towards the renowned seaside resort of Abersoch, the quaint village of Llanbedrog, and the majestic distant mountains of Snowdonia. Each day promises a new canvas of nature's best artwork, visible from every corner of this stunning estate.

Characterful Accommodation

Penrhyn Mawr unfolds over generous living quarters, featuring, a kitchen and adjoining dining room, two reception rooms each brimming with character, a utility room, WC and the first floor has five bedrooms and a bathroom.

Lush Grounds and Unique Features

The property is surrounded by expansive gardens that are perfect for entertaining or equally for that relaxing hideaway. Additional structures include a charming 2-bedroom chalet and garden with arguably the best views of all and several outbuildings, presenting potential for family & friends guest accommodation, creative spaces or of course additional income if desired.

Ideal Location for Leisure and Exploration

Located just a stroll away from the beach and golf course, and within proximity to Abersoch's vibrant community, Penrhyn Mawr offers endless opportunities for leisure and adventure. Whether it's sailing on the clear waters or exploring the local cuisine, life here is meant to be cherished and enjoyed.

A Legacy Awaiting New Stewards

Fine & Country North Wales are proud to present this magnificent property. Viewing is essential to fully appreciate the opportunity to own such a remarkable piece of history, where every detail tells a story of a bygone era and yet every view inspires the soul and keeps you craving more.

Conclusion

Penrhyn Mawr is not just a house; it's a lifestyle choice rich in history and beauty, a retreat for those who value peace, privacy, and the timeless allure of the North Wales coastline.





SELLER INSIGHT

“ **How long have you owned the property?**
“I have owned the property since 1983.”

What attracted you to this specific house and location?

“My grandfather bought the property in 1944 and the property was let initially. I was born at the nearby Cim Farm and then moved to Penrhyn Mawr, so this has been my home for a very long time.”

What would you like to tell parents about the benefits of raising children here?

“The benefits for children are the area, close to the sea, freedom etc.”

What can you tell us about the history of the property and how it has been adapted since you've owned it?

“My mother took over the property when the shepherd moved out in the mid fifties and removed the back stairs and put in a bathroom. When we took over we added a new kitchen and bedroom and updated the bathroom.”

Who do you think would be the ideal next owner?

“The house and garden are well suited for a family to live here.”*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.

















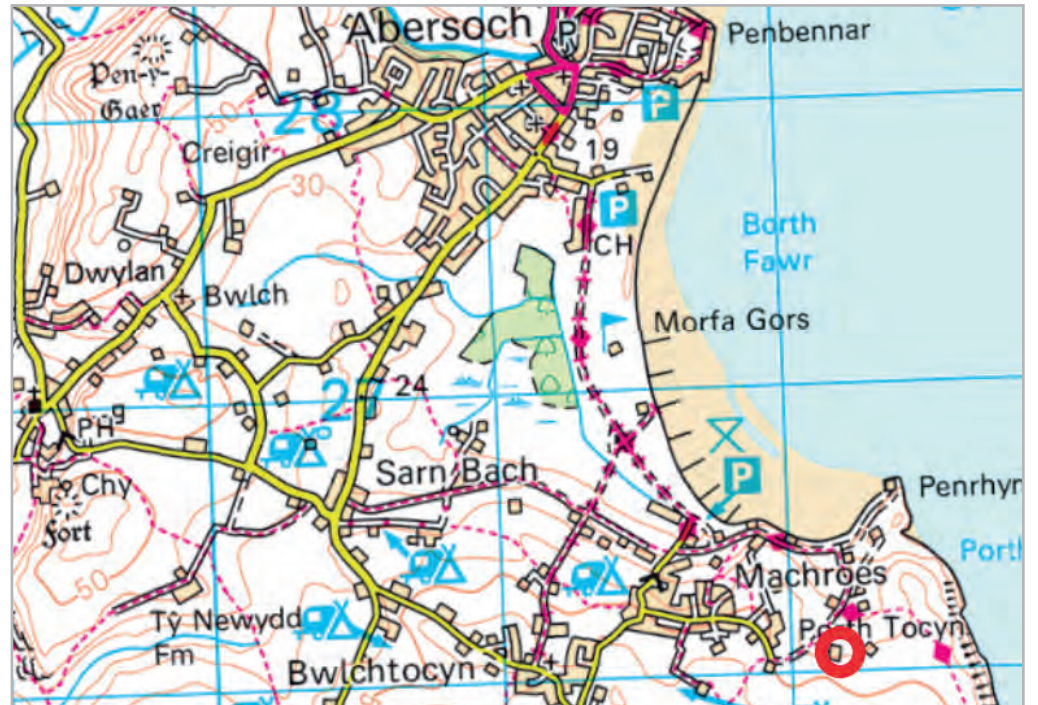
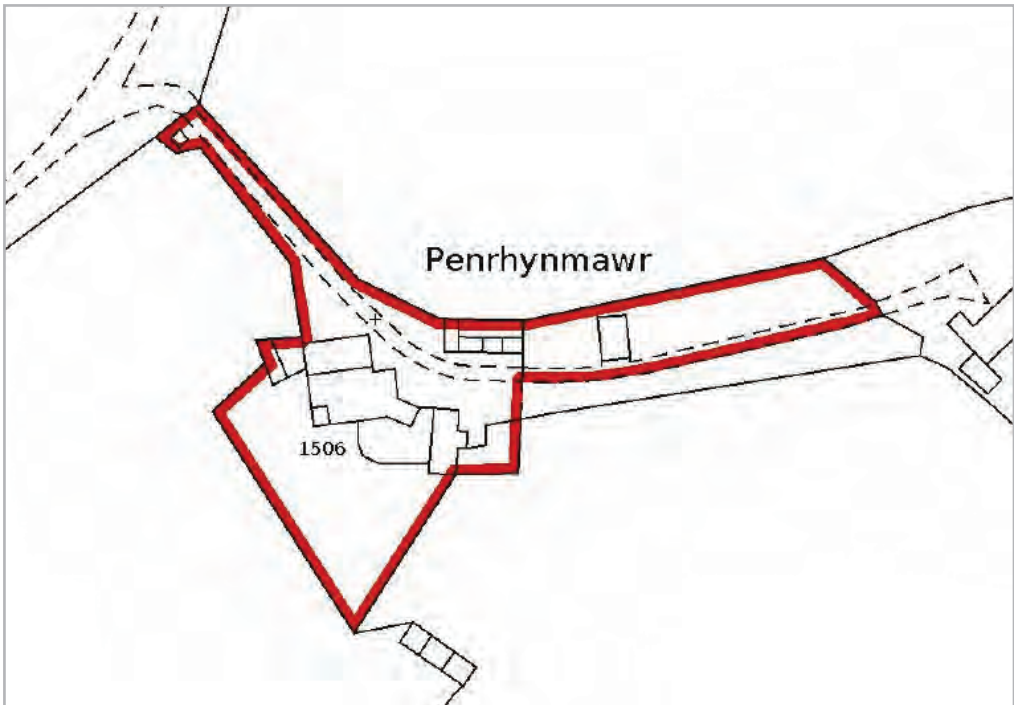














Additional Information:

Services: Mains water and electricity. Septic tank drainage. LPG fired heating.

Council Tax: House – Band F. Chalet – Band A.

Local Authority: Gwynedd Council.

Tenure: Freehold.

Broadband: (Information taken from checker.ofcom.org.uk)
Standard – 24 Mbps (highest download speed) - 5 Mbps (highest upload speed)

Mobile coverage: Likely (Information taken from checker.ofcom.org.uk)

Directions: Using the app what3words type in: lately.regular.eliminate

Referral Fees: Fine & Country sometimes refers vendors and purchasers to providers of conveyancing, financial services, survey & valuations services, currency exchange and staging & styling. We may receive fees from them as declared in our Referral Fees Disclosure Form which is available upon request.

Offers over £800,000

Penrhyn Mawr, Bwlchtocyn, Pwllheli, LL53

Approximate Area = 2174 sq ft / 201.9 sq m

Limited Use Area(s) = 159 sq ft / 14.7 sq m

Barn = 329 sq ft / 30.5 sq m

Annexe = 535 sq ft / 49.7 sq m

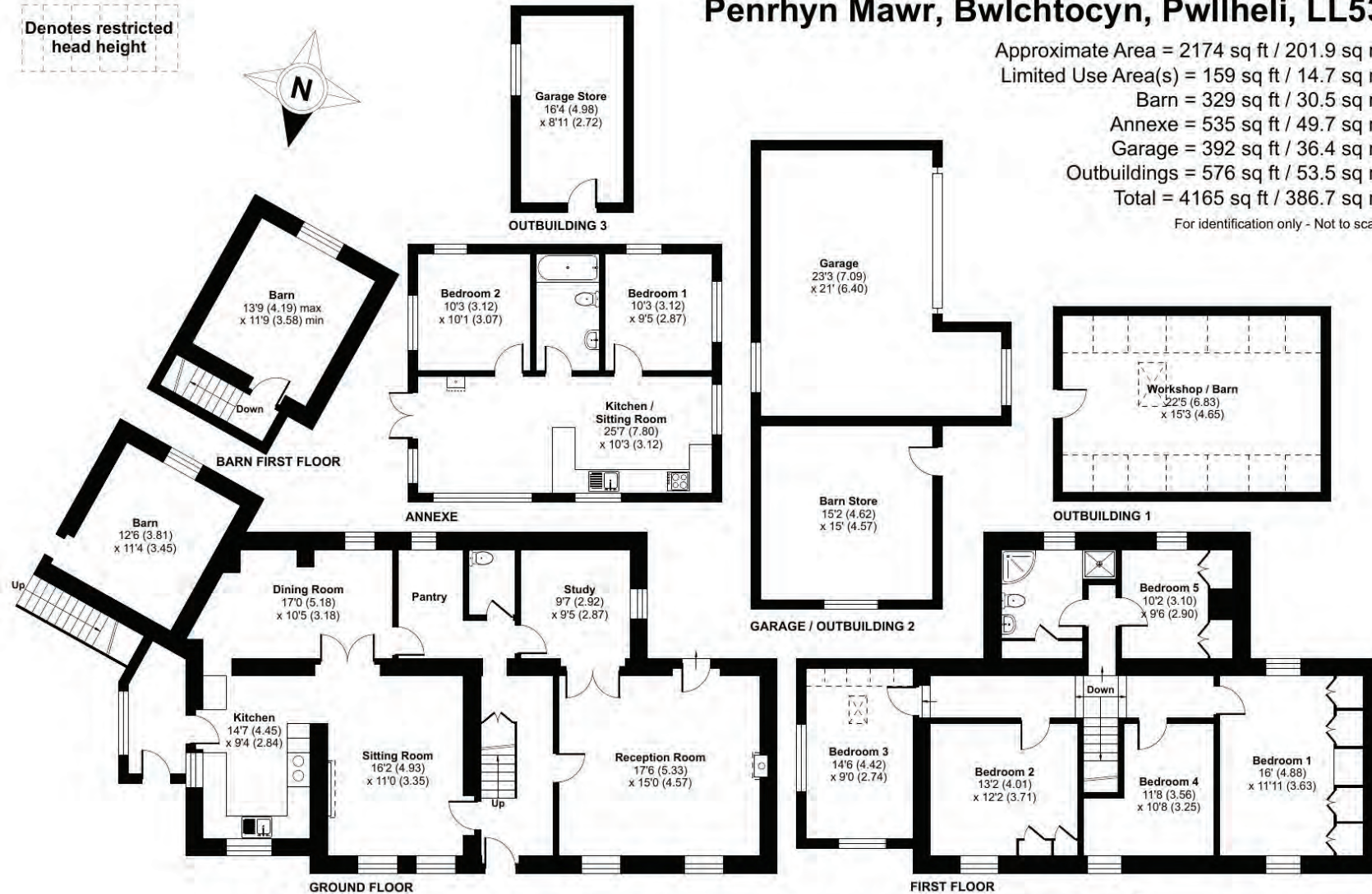
Garage = 392 sq ft / 36.4 sq m

Outbuildings = 576 sq ft / 53.5 sq m

Total = 4165 sq ft / 386.7 sq m

For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nctchem 2024. Produced for Fine & Country (North Wales). REF: 1119044



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 14.05.2024





FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

*We value the little things
that make a home*



TOM CARTER

PARTNER AGENT

Fine & Country North Wales
Tel: 07855 834282
Email: tom.carter@fineandcountry.com



JAMIE TULLOCH

PARTNER AGENT

Fine & Country North Wales
Tel: 07376 075257
Email: jamie.tulloch@fineandcountry.com



MARK FISH

PARTNER AGENT

Fine & Country North Wales
Tel: 07301 229088
Email: mark.fish@fineandcountry.com

THE FINE & COUNTRY
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit fineandcountry.com/uk/foundation

Fine & Country North Wales
014924 58020 |northwales@fineandcountry.com

