



Plas Yr Eifl
Trefor | Caernarfon | LL54 5NA

FINE & COUNTRY

PLAS YR EIFL



An exceptional and unique, contemporary country home with outstanding panoramic views and approximately 3.4 acres of grounds, all within walking distance of the beach and amenities.



Discover the Jewel of North Wales: Plas Yr Eifl

Welcome to Plas Yr Eifl, a residence that transcends the ordinary and offers a once-in-a-lifetime opportunity to own a truly standout home in a location that is nothing short of breathtaking. Nestled amidst the dramatic landscapes of North Wales, this unique property has been individually designed to embrace its surroundings and maximize the incredible views that stretch in every direction.

A Symphony of Nature and Design

Every aspect of Plas Yr Eifl has been meticulously crafted to deliver luxurious, contemporary living while celebrating the diverse and spectacular vistas that envelop it. To the south, the dramatic peaks of Yr Eifl rise majestically, revealing intriguing historical quarry workings that operated from 1850 to 1963. To the east, cascading mountain slopes meet the sea, offering a panoramic view of the charming town of Trefor. Looking north, the sea views extend to the Isle of Anglesey, with Newborough beach, Holyhead Mountain and the South Stack lighthouse visible on clear days. Finally, the westerly aspect provides exceptional views over the boundless ocean, creating a living experience that is as dynamic as it is serene.

A Home with a Rich Heritage

Plas Yr Eifl has a storied past, originally serving as the Quarry Manager's House and later transformed into a hotel before suffering fire damage in 2007. The incredible home that stands before you now has been lovingly and meticulously designed by the current owners and their renowned local architect. The result is a residence that is truly special, seamlessly blending modern luxury with historical charm. The build includes reclaimed granite from the original dwelling and impressive external slate work, giving a nod to its rich history and unique location.

Modern Comforts and Eco-Friendly Living

This home is equipped with all the modern conveniences and eco-friendly features you could desire. It includes an Air Source Heat Pump, underfloor heating, a Mechanical Ventilation and Heat Recovery (MVHR) system, and a built-in Monitor Audio sound system throughout, with Dolby Atmos in the study. Additionally, the property benefits from Fiber to the Premises (FTTP) for high-speed internet connectivity, ensuring you stay connected while enjoying the tranquillity of your surroundings.

Never Before on the Market

Plas Yr Eifl is a rare gem that has never before been on the market. Its unique design and unparalleled location make it a truly one-of-a-kind property. A short walk will take you to the Welsh Coastal Path and the incredible Trefor Stacks, a renowned North Wales landmark that adds to the allure of this exceptional home.

Luxurious Living Spaces

The accommodation at Plas Yr Eifl is designed to make the most of its stunning surroundings. The main open-plan living space is located on the first floor, complete with balconies that offer breathtaking views. This floor also features the master suite, which boasts a balcony overlooking the grounds and the stunning sea views beyond.

Ground Floor Elegance

The ground floor of Plas Yr Eifl is equally impressive, featuring a grand reception hall, a practical boot room, and a utility room. A guest suite with its own sun terrace offers a private retreat for visitors. There is a third double bedroom, while a beautiful study provides a serene workspace that could also be used as a fourth double bedroom. Every detail has been thoughtfully considered to create a home that is as functional as it is beautiful.

Embrace the Extraordinary

Plas Yr Eifl is more than just a home; it is a lifestyle. Whether you are looking for a serene retreat, a place to entertain, or a home that offers the best of both worlds, Plas Yr Eifl is the perfect choice. Don't miss this great opportunity to own a piece of North Wales' most stunning landscape. Contact us today to arrange a viewing and experience the magic of Plas Yr Eifl for yourself.

















SELLER INSIGHT

“ **How long have you owned the property?**

“We bought the property in 2015 as a ruin and spent four years having the house built. We have lived in the house for five years.”

What attracted you to this specific house and location?

“We were looking for a house close to the seaside and after about six months of searching, with no success, we decided to look for a piece of land instead. Plas Yr Eifl popped up right away. It had just gone on the market. This was a Saturday. We drove up the next day to have a look. We were both so stunned by the unbelievable beauty of the location that we said ‘this is it’ immediately. We put in the offer on Monday which was accepted.”

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

“The original Plas Yr Eifl was built around the turn of the last century. It belonged to the quarry master of the Yr Eifl granite quarry which was established in 1850. He evidently chose the most attractive location possible for siting his home. The quarry closed in 1963. After that the building became a hotel and later a family residence. In 2005 the Plas burned to the ground. The fire was so severe that even the stone lintels were cracked, making restoration impractical. It had been standing as a ruin until we bought it in 2015 and we were able to secure planning approval for a new build house on the site while reusing the beautiful local granite facing for the new house.”

What is your favourite room and why?

“All the rooms have beautiful views, so it is difficult to pick a favourite. S loves looking out toward Mount Snowdon when she is busy in the kitchen, particularly as the sun is rising behind it. R loves the view to the Yr Eifl mountains when he is sitting at the dining table. Every day the massive walls of the Tre’r Ceiri Iron Age hill fort and the sheer cliffs below are illuminated in a different way. Watching the South Stack lighthouse at the westernmost tip of Anglesey flash every 10 seconds is a very peaceful way to end the day while sitting in front of the fire in the lounge.”

What do you love about the house the most now?

“Since, together with our architect, we had the house built to our specifications, we love it full stop. First and foremost is the way the architect made sure to take advantage of the views from every window. We love the large rooms, high ceilings and the huge granite island. There is both a breakfast balcony overlooking Snowdonia and the Caernarfon Bay seaside to the northeast and a sunset balcony overlooking the Irish Sea to the northwest. The house is warm, secure and energy efficient.”

What you’ll miss the most?

“In two words, ‘the setting’. Having lived in six different countries around the world, we’ve never experienced anything like this. Nothing has even come close. There are obviously the amazing views that you can enjoy from every window and in every direction. But there is also the proximity of this beautiful environment to immerse yourself in. A favourite morning walk follows the Wales Coast path from just outside our property gate down to the local beach and harbour, along the cliffs of the Trefor headland, passing the impressive Trefor stacks, with their seabird colonies and with regular views of seals on the rocks and schools of dolphins and porpoises feasting on the local mackerel and seabass.”

What do you love about the local community?

*“We have fantastic neighbours. They are always willing to lend a hand if necessary, but we all respect each other’s privacy as well. The community in general is welcoming and friendly.”**

* 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.















Location

The property is located on the edge of Trefor which is a charming coastal town that offers a perfect blend of natural beauty, rich history, and a close-knit community. Nestled on the northern coast of the Llyn Peninsula, Trefor is a hidden gem that promises an idyllic lifestyle for those seeking tranquillity and adventure alike. Trefor boasts breathtaking coastal views, with its picturesque harbour and sandy beaches just a stone's throw away. The iconic Trefor Pier is a must-visit spot, perfect for leisurely strolls and capturing stunning sunsets over the Irish Sea. The beautiful rural setting of the property is within the 140 acre Morfa and Nant Bach National Trust estate so it enjoys protection from commercial and residential development. For outdoor enthusiasts, the majestic Snowdonia National Park is only a 30-minute drive away. Whether you're into hiking, climbing, or simply soaking in the awe-inspiring landscapes, this natural wonderland offers endless opportunities for exploration. Just 14 miles to the northeast, you'll find the historic town of Caernarfon, home to the magnificent Caernarfon Castle – a UNESCO World Heritage Site. Wander through the cobbled streets, enjoy the vibrant market, and immerse yourself in the rich Welsh heritage. A short 20-minute drive south will take you to Pwllheli, the bustling market town known for its marina and sailing opportunities. Pwllheli also offers a variety of shops, restaurants, and cultural events, making it a great spot for a day out. Trefor itself is equipped with essential amenities, including a local shop, a primary school, and a friendly pub where you can enjoy traditional Welsh hospitality. The community spirit here is strong, making it an ideal place to raise a family or retire in peace. The surrounding area is a haven for outdoor activities. From fishing and kayaking in the crystal-clear waters to exploring the scenic walking and cycling trails, there's something for everyone. The nearby Yr Eifl mountains provide a stunning backdrop and are perfect for a challenging hike with rewarding panoramic views. Despite its serene setting, Trefor is well-connected. The A499 road ensures easy access to Caernarfon and Pwllheli, while Bangor, with its mainline railway station, is just a 40-minute drive away, offering connections to major cities like Chester and London.





Additional Information:

Mains water and electricity. Private drainage. Air source heat pump underfloor heating. Mechanical ventilation and heat recovery system. Internorm triple glazed windows and doors throughout the property. Fire suppressant system. Burglar alarm system. Monitor Audio streaming sound system throughout, including Dolby Atmos 9.1 surround sound system in the study.

Energy Performance Certificate: Rating C.

Council Tax: Band F.

Local Authority: Gwynedd Council.

Tenure: Freehold.

Broadband: (Information taken from current internet provider (Zen))

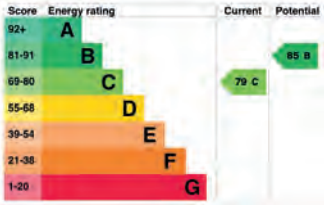
Current - 300 Mbps (average available download speed) - 47 Mbps (average available upload speed)
 Available - 900 Mbps (average available download speed) - 100 Mbps (average available upload speed)
 Mobile coverage: Outdoor - Likely / Indoor - Limited
 (Information taken from checker.ofcom.org.uk)

Mobile coverage: Limited (Indoor), Likely (Outdoor) -
 (Information taken from checker.ofcom.org.uk)

Directions: Using the app what3words type in: fonts.ember. renovated

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Guide price £1,750,000

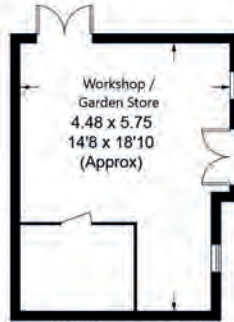


Plas Yr Eifl, Trefor, Caernarfon, Gwynedd, LL54 5NA

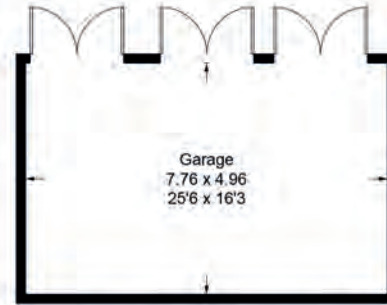
Approximate Gross Internal Area = 231.9 sq m / 2496 sq ft

Outbuildings = 63.2 sq m / 680 sq ft

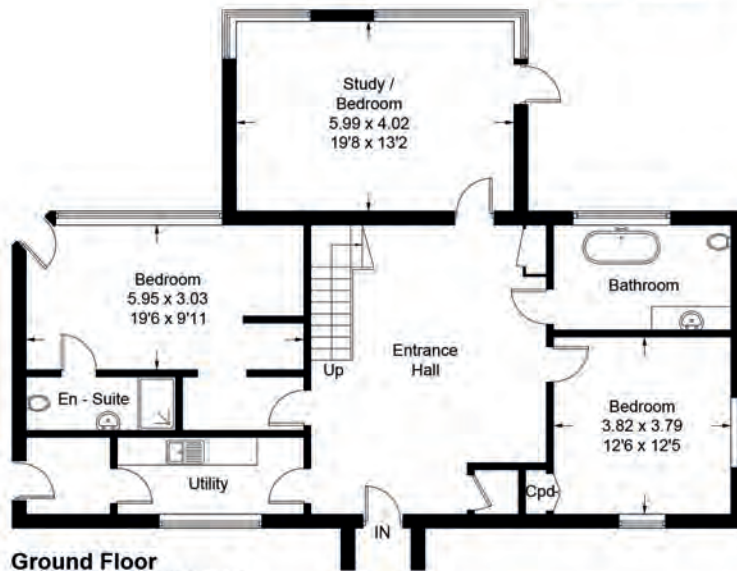
Total = 295.1 sq m / 3176 sq ft



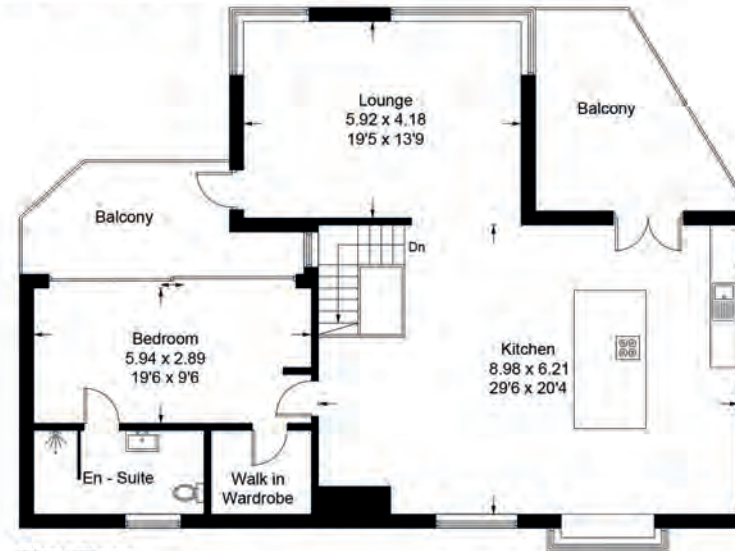
(Not Shown In Actual
Location / Orientation)



(Not Shown In Actual Location / Orientation)



Ground Floor
119.7 sq m / 1288 sq ft



First Floor
112.2 sq m / 1208 sq ft

Illustration for identification purposes only,
measurements are approximate, not to scale.



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 13.06.2024





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

