



Meifod  
Bontnewydd | Caernarfon | Gwynedd | LL55 2TY

FINE & COUNTRY

# MEIFOD



*An impressive country house with extensive and versatile accommodation throughout, set in approximately 1.75 acres of grounds and gardens, with an additional 1.3 acre paddock available by separate negotiation, all within two miles of Caernarfon.*



## Welcome to Your Dream Home

Step into a world of opportunity with this stunning property in North Wales. Spanning over 8,000 square feet and set within approximately 1.75 acres of landscaped gardens, this residence offers an extraordinary blend of historical grandeur and modern versatility. Whether you envision a luxurious private residence, a boutique country house hotel, or an exclusive wedding venue, this property provides endless possibilities.

### Grand Entrance Hallway

As you enter the handsome house, you are greeted by a hallway adorned with original decorative tiling and an impressive staircase that immediately sets the tone for the rest of this magnificent home. The attention to detail is evident from the moment you step inside, promising a lifestyle steeped in elegance and sophistication.

### The Drawing Room: A Space of Refined Luxury

The drawing room is a fabulous space that exudes charm and character. Featuring fireplaces, original floorboards, and intricate decorative mouldings, this room is perfect for both intimate gatherings and grand celebrations. The dual aspect windows, including a bay window with a window seat to the front, floods the room with natural light, creating a warm and inviting atmosphere.

### The Orangery: An Entertainer's Paradise

The Orangery is nothing short of spectacular. This multifunctional room offers a lounge, dining area, and snug, making it an incredible entertaining space. Imagine hosting lavish parties, intimate concerts, or elegant dinners in a room that has played host to musicians, footballers, and film stars over the years. With space for a grand piano and a full-size snooker table, the Orangery is as versatile as it is impressive. Its commercial potential is undeniable, whether you wish to continue its legacy as a country house hotel, restaurant, or wedding venue.

### The Library: Your Personal Sanctuary

For those moments when you seek solitude or a quiet place to work, the library offers an ideal retreat. This quality space is perfect for formal meetings, leisurely reading, or simply enjoying a glass of something special in a calming setting.

### The Snug: Cozy and Inviting

Centrally located within the house, the snug is a quiet haven perfect for relaxation and home entertainment. Its cozy ambiance makes it an ideal spot to curl up with a good book or enjoy a movie night with loved ones.

### The Heart of the Home: Open Plan Kitchen Living Space

The open plan kitchen living space is a cook's dream, offering huge versatility and functionality. With access to a ground floor bedroom, shower room, laundry, and boot room, this area can easily be transformed into a self-contained annexe if required. Whether you're preparing a family meal or hosting a culinary workshop, this kitchen is equipped to handle it all.



















# SELLER INSIGHT

“ How long have you owned the property?  
“I have lived in Meifod since 1988.”

**What attracted you to this specific house and location?**

“We found it as an ideal family home near to all attractions and outdoor facilities with good schools and healthcare.”

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

“It’s a very safe village with crime rate very low, we have never been burgled in the 38 years that we have been here. It is near to all amenities, beaches, mounting climbing, horse riding, all in all a very interesting and exiting place to live.”

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

“It was built in 1904 by the Brymer family. Mr Brymer was the high sheriff of Caernarfon and his father before him. Him and Caroline, a lady from Australia, raised three boys here. (I have some documentation after studying through papers in the archives this is all available with some photos).”

“Me and my family lived here until the children left home. We loved the house so much we decided to stay and run it as a bed and breakfast and after a couple of years we opened a restaurant to accommodate the rooms then many people would ask if we could do weddings here. The first wedding we had was a small intimate wedding it was a very well-known Opera singers nephew. From then on the weddings came in as 50 plus a year we had to build the orangery to accommodate 160 day guests and 190 evening guests. I retired in 2018 but a list of functions we used to do are weddings, funerals, sports evening, opera nights, award nights, conferences, baby showers, coach parties (the car park can take up to 4 coaches) and christenings, and the list goes on!”

**Who do you think would be the ideal next owner?**

“An ideal next owner would be an energetic family or someone with a commercial interest.”

**What is your favourite room and why?**

“My favourite room is the orangery because of so many beautiful memories.”

**Memorable/remarkable event?**

“My most memorable/remarkable event was my daughters wedding.”

**What do you love about the house the most now?**

“What I love most about the house is its happy atmosphere.”

**What you’ll miss most?**

“I will miss my staff that has been with me for over 20 years.”

**What do you love about the local community?**

“The local community have been of tremendous support.”

\* 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.







## Luxurious Bedrooms: Comfort and Style

The first floor boasts five unique bedrooms, each with its own character and ensuite facilities. These rooms offer a perfect blend of comfort and style, ensuring that everyone feels at home. On the second floor, you'll find two additional bedrooms, one with a dressing room, and a bathroom. This space offers incredible flexibility, making it ideal for use as a large suite, office, or studio space, complete with its own external access.











## Outdoor Oasis: Gardens and Grounds

The outdoor space is as impressive as the interior, with gardens and grounds that span approximately 1.75 acres. Enjoy the beauty of lawns, terraces, ponds, and fountains, or further enhance the space to suit your vision. A large parking area ensures convenience for you and there is also an enclosed grass tennis court. Additionally, an adjacent 1.3-acre paddock is available for purchase by separate negotiation, offering even more possibilities for expansion.

## Endless Possibilities

This property is more than just a home; it's a lifestyle. With its rich history, luxurious amenities, and versatile spaces, it offers endless possibilities for those with a vision. Whether you dream of a private sanctuary, a thriving business, or a combination of both, this North Wales gem is ready to make your dreams a reality.

## Location

The property is situated on the edge of the village of Bontnewydd, nestled in the heart of Gwynedd, just a stone's throw away from the historic town of Caernarfon. Bontnewydd, which has a public house and convenience store, is ideally situated just 2 miles from the iconic Caernarfon Castle, a UNESCO World Heritage Site, where you can immerse yourself in centuries of history. The village itself is surrounded by the stunning landscapes of Snowdonia National Park, making it a haven for outdoor enthusiasts. Whether you're into hiking, cycling, or simply enjoying breathtaking views, you'll find endless opportunities to explore. For those who enjoy a more leisurely pace, the scenic Lôn Eifion walking and cycling path runs through Bontnewydd, offering a peaceful route to Caernarfon and beyond. A selection of beaches are within easy reach including Dinas Dinlle (6 miles), Newborough (21 miles) and a selection along the Llyn Peninsula. For those needing to commute or seeking a day out, the city of Bangor is just a 20-minute drive away, offering a wider array of shopping, dining, and entertainment options. The A487 provides excellent road links to the rest of North Wales and beyond.





**Additional Information:**

Services: Mains water, electricity and drainage. Oil fired heating.

Current Rateable Value (1st April 2023 to present): £17,750.

Government Guidance for rates Payable: Multiply your rateable value by your multiplier. This shows you how much you will have to pay in business rates (before any relief is deducted) – 2024 to 2025: Standard Multiplier 54.6 pence – Small Business Multiplier 49.9 pence.

**Local Authority:** Gwynedd Council.

**Tenure:** Freehold.

**Broadband:** (Information taken from checker.ofcom.org.uk)  
 Standard - 7 Mbps (highest available download speed) – 0.8 Mbps (highest available upload speed)  
 Superfast - 80 Mbps (highest available download speed) - 20 Mbps (highest available upload speed)  
 Ultrafast - 1000 Mbps (highest available download speed) - 220 Mbps (highest available upload speed)

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

\*\*We always recommend you contact your supplier to discuss the availability of broadband and mobile coverage at this property. \*\*

**Directions:** Using the app what3words type in: flickers.snores.relax

**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.

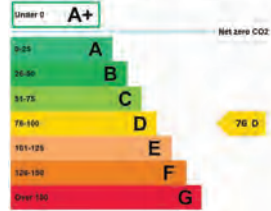


*Offers in excess of £1,100,000*

# Meifod, Bontnewydd, Caernarfon, LL55 2TY.

## Energy rating and score

This property's energy rating is D.



Approximate Gross Internal Area = 814.4 sq m / 8766 sq ft





# FINE & COUNTRY

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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*



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THE FINE & COUNTRY  
FOUNDATION

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