



Collfryn  
Llandwrog | Caernarfon | Gwynedd | LL54 5SH

FINE & COUNTRY

# COLLFRYN



*An enchanting, four-bedroom, period, Welsh cottage with very flexible and well-appointed accommodation as well as having fibre broadband to the premises. Set in a secluded location surrounded by 10 acres of grounds, which leads down to the River Carrog, providing great potential for a self-sufficient lifestyle.*







### **A Secluded Sanctuary of Charm and Modern Comfort**

Nestled down a private drive, this enchanting, four-bedroom, period, Welsh cottage offers a blend of historical charm in a secluded location. The property offers tranquillity and privacy, making it an idyllic retreat from the hustle and bustle of everyday life.

### **A Symphony of Character and Modern Amenities**

Collfryn has been modernised by the current owners to provide well-appointed, flexible accommodation throughout. The cottage retains its original character and charm, with features that will capture your heart the moment you step inside. From exposed beams to vaulted ceilings, every corner of this home tells a story.

### **Spacious and Versatile Living Spaces**

The ground floor of this impressive home is designed for both comfort and entertaining. The open-plan kitchen breakfast living room is the heart of the home, offering a perfect space for family gatherings and culinary adventures. The dining room, with its French doors opening onto a sun terrace, is ideal for alfresco dining and summer soirées.

A sunroom floods the space with natural light, creating a serene spot for morning coffee or evening relaxation. The living room, with its vaulted ceiling, exudes warmth and invites you to unwind by the fireplace. An additional kitchen is perfect for prepping for parties and gatherings, ensuring you have all the space you need to entertain in style.

### **Convenient and Practical Features**

The ground floor also includes a shower room, a bathroom and a useful utility room housing a sauna, offering a touch of luxury and practicality. A ground floor bedroom, which would make an ideal office, and an additional bathroom with views through French doors onto the rear garden, complete the versatile ground floor layout.

### **Light-Filled Bedrooms with Stunning Views**

Upstairs, you'll find three beautifully appointed bedrooms. The master bedroom is a particularly light room, thanks to its triple aspect windows that offer views of the surrounding grounds. The smallest first-floor bedroom holds potential to be transformed into a first-floor bathroom, adding to the home's flexibility.











### **Ten Acres of Natural Beauty**

Surrounding the cottage are ten acres of beautiful grounds, including mature gardens with a wildlife pond, ancient woodland, and a selection of paddocks suitable for grazing and harvesting. The grounds lead down to the River Carrog, providing a picturesque backdrop to this already stunning property. The partly walled mature gardens include a wildlife pond and a substantial outbuilding, offering a vast amount of potential for conversion, subject to relevant planning permissions.

### **Endless Opportunities for Business and Leisure**

Collfryn is not just a home; it's a lifestyle. The large driveway with parking and an area enclosed by double gates ensures ample space for vehicles. The property offers a sanctuary to wildlife, making it a haven for nature lovers. Currently used as a family home, Collfryn also presents excellent business potential. The stone outbuilding could be easily converted into additional accommodation (subject to the relevant planning consents), providing an opportunity for a holiday rental business or guest accommodation.

### **Your Dream Home Awaits**

Collfryn offers a peaceful way of life, making it an ideal family home. However, its unique features and extensive grounds also offer attractive business potential. Don't miss your opportunity to own a piece of Welsh history, set in a beautiful North Wales location with easy access to a range of amenities.





# SELLER INSIGHT

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

“I have lived at Collfryn for approximately 17 years.”

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

“I was mostly attracted to Collfryn for its tranquil and secluded setting.”

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

“This would be an ideal home to bring up children for the adventures they could have around the property with its wildlife of ducks, pheasants, rabbits and hares. It would make a good smallholding for sheep, pigs, hens and horses. There are good schools in the area.”

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

“The history of the property is that it was built approximately 500 years ago and once belonged to the Glynllifon Estate. I do have a few documents about the house which I obtained from the local archives.”

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

“The prospective owners will benefit from its privacy and tranquil setting. It is ideal for a family or for an entrepreneur.”

**What's your favourite room and why?**

“My favourite room is the sunroom.”

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

“The thing I like most about the house is its tranquil and peaceful setting.”

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

“Everybody in the local community are so friendly and helpful.”

**What you'll miss most?**

“I will definitely miss the wildlife and the peaceful setting.”\*

\* 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.













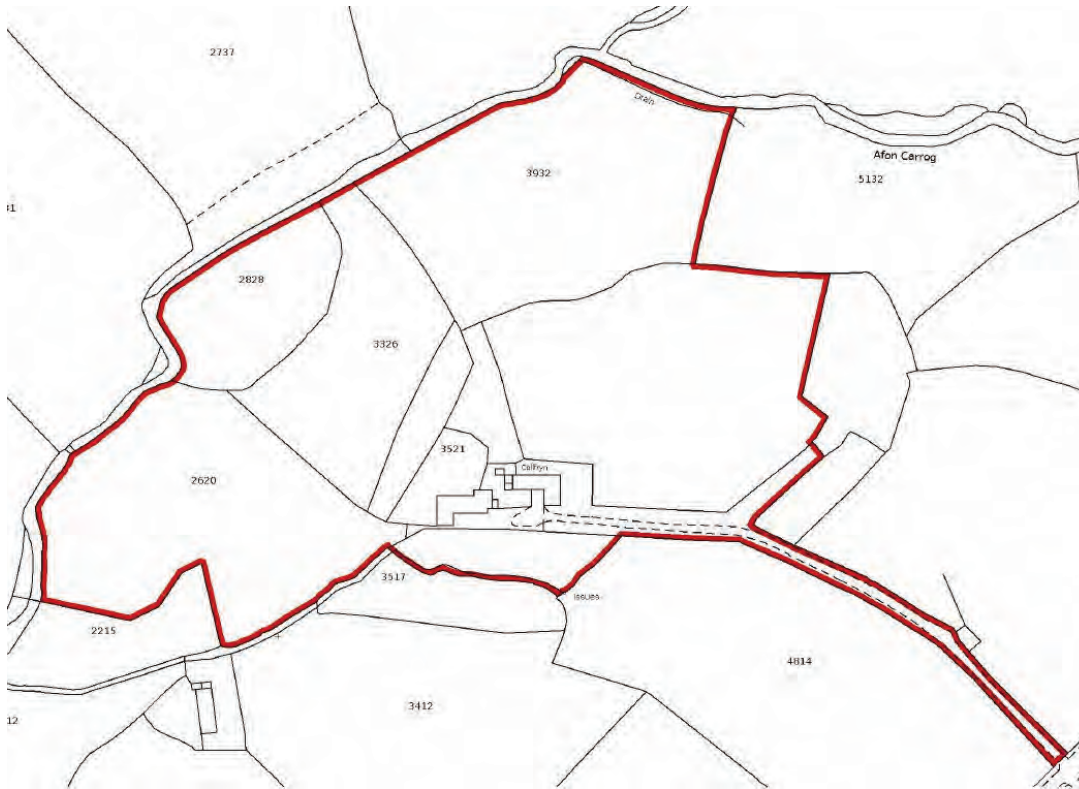




## Location

Situated within two miles of the village of Llandwrog and a short drive from Snowdonia National Park. The stunning beaches of Dinas Dinlle is just over three miles away, perfect for outdoor activities and relaxation. Llandwrog is steeped in history, featuring the Grade II listed St. Twrog's Church. Nearby, the historic town of Caernarfon, just 5 miles away, boasts the magnificent Caernarfon Castle, a UNESCO World Heritage Site. Despite its tranquil setting, the property is well-connected. The A487 provides easy access to Bangor (13 miles away) and the A55 North Wales Expressway links to Chester (72 miles) and Liverpool (83 miles). The close-knit community of Llandwrog offers local amenities such as a primary school, community hall, and a traditional pub. For more extensive shopping and dining, Caernarfon is just 5 miles away. The surrounding area perfectly balances rural tranquillity with modern amenities and attractions. Its stunning surroundings, historical heritage, and strong community make it an ideal place to call home.





### Agents Note

A public footpath crosses part of the property.

### Additional Information

Services: Mains water, electricity and drainage. LPG gas heating.

Council Tax: Band E.

Local Authority: Gwynedd Council.

Tenure: Freehold.

Broadband: (Information taken from checker.ofcom.org.uk)

Standard - 16 Mbps (highest available download speed) – 1 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: glider.clays.many

### Referral Fees

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*OIEO* £ 800,000



Energy Efficiency Rating		Current	Potential
92-100	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
29-38	F		
1-28	G	21	21

England, Scotland & Wales

# Colfryn, Llandwrog, Caernarfon, LL54 5SH

Approximate Gross Internal Area = 212.3 sq m / 2285 sq ft  
 Outbuildings = 81.2 sq m / 874 sq ft  
 Total = 293.5 sq m / 3159 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 02.09.2024





*Line marking is for guidance only - please refer to Land Registry documents for accurate boundaries*

# 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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