



Pen Yr Allt  
Nant Y Gamar Road | Llandudno | Gwynedd | LL30 3BD

FINE & COUNTRY



# PEN YR ALLT

*A magnificent family home with grade A energy rating, which has been finished to an exceptional standard.*





Pen Yr Allt invites you into a world where historical charm dances with modern opulence. Originally constructed in 1870 as a schoolhouse, this magnificent home has been masterfully extended and enhanced. Standing in approximately 2 acres of grounds, with sensational sea and mountain views, Pen Yr Allt offers a semi-rural location whilst just over one mile from a wide range of amenities and the beach.

### Discover Pen Yr Allt: A Luxurious Haven in North Wales

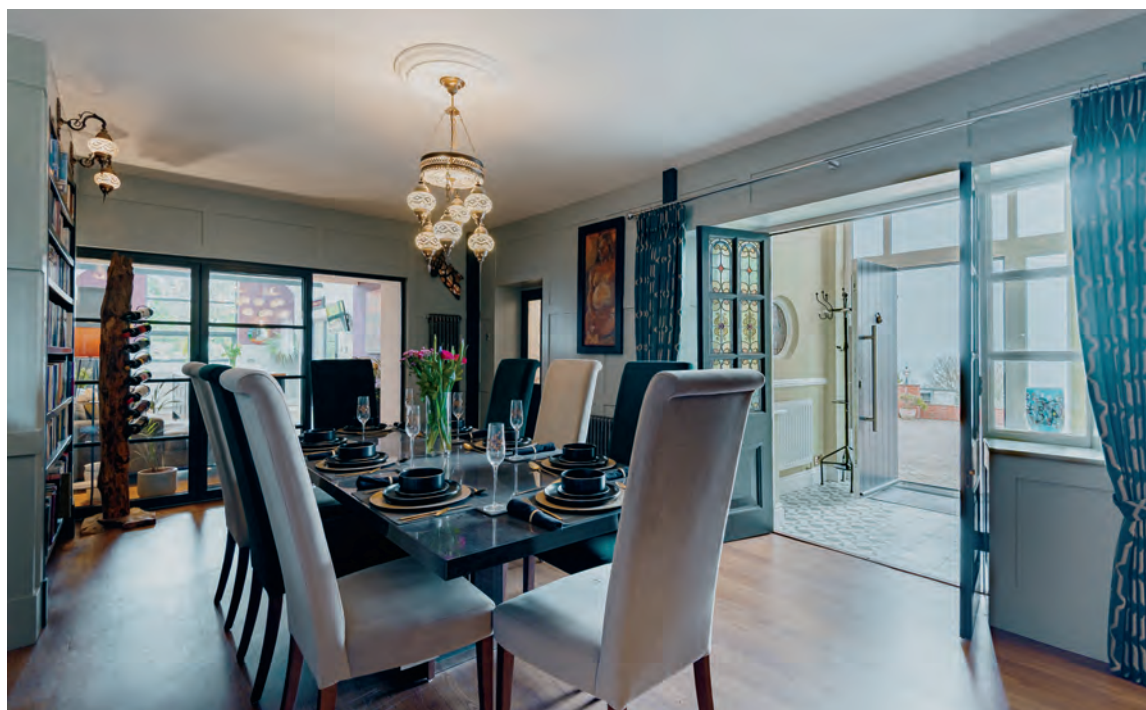
Nestled on the tranquil slopes of Nant Y Gamar, just a heartbeat from the vibrant town of Llandudno, Pen Yr Allt emerges as a stunning country house with luxury living. This exquisite, detached residence, enveloped by approximately 2 acres of impeccably landscaped grounds, offers an unrivaled blend of sophistication, comfort, and breathtaking natural beauty. With sweeping coastal views stretching toward Llandudno Bay and the Little Orme, this property promises a lifestyle of serenity and prestige. Boasting over 2,800 sq. ft. of versatile living space, Pen Yr Allt stands as a rare gem in one of North Wales' most coveted locations—a perfect retreat for those who crave exclusivity and elegance.

### Step Into Elegance

From a stunning raised terrace, Bi-folding doors merge the outdoor splendour with indoor luxury, revealing the heart of the home: a sleek, 27-foot vaulted kitchen/breakfast room that dazzles with its panoramic sea views. Equipped with deluxe appliances—Smeg ovens, a Quooker hot water tap, a 5-burner gas hob within a central island, and dual wine fridges—this culinary haven invites you to cook, connect, and celebrate whilst enjoying those beautiful views. Further Bi-folds invite you to immerse yourself in the elegant formal dining room, where panelled walls, a feature fireplace, and bespoke built-in bookshelves create an ambiance of timeless sophistication.

For entertainment, the bespoke cinema room steals the show. Featuring remote-controlled crushed velvet curtains and atmospheric lighting, it transforms movie nights into an immersive experience. The cozy lounge, with its brick fireplace and tall feature window, beckons you to unwind, while a mezzanine floor above offers a versatile space ideal as a quiet office or an additional bedroom with views. Practicality shines through with a well-appointed utility room, cloakroom, and smart home features like fibre broadband, Wi-Fi throughout and underfloor heating in two rooms.

The sleeping quarters elevate luxury to new heights. Three light-filled bedrooms grace the ground floor, two boasting sleek en-suite shower rooms, complemented by a stylish four-piece family bathroom. Ascend the turned staircase to the master suite—a true masterpiece with a vaulted ceiling, built-in king-size bed, and framed sea views that inspire awe. The glossy en-suite bathroom, complete with Bluetooth connectivity, adds a modern flourish to this serene retreat.























# SELLER INSIGHT

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“ How long have you owned the property?  
“7 years.”

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

“Peacefulness, the views, so close to Snowdonia but near a town, the dog walks, the road links, the potential of the house and the history of the house.”

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

“The large grounds totally secure and safe, large enough to create supersized areas for kids without ruining the views, the cinema room and great wildlife.”

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

“The original building was a one up one down built as a school for the local mining cottages and population. Pen Yr Allt actually means head of the hill which the house was in its day. The house has been sympathetically extended over the years. The house is now a luxury family home with top quality fittings and appliances including new bathrooms, kitchen, walls have been removed to create indoor out door space. The home is also an energy rating A.”

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

“Families or couples who want to create a lifestyle not just a home.”

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

“Our two favourite rooms, the kitchen where cooking is a delight looking at the views as well as the main bedroom where the curtains are never shut as waking up to the view makes your day.”

**Memorable/remarkable event?**

“Christmas as the house turns into a fantasy with the decorations and log burners.”

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

“The entertaining space.”

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

“Just down the road are great cafes, restaurants including tap bars and the town centre of Llandudno. Also, the different beaches in the town.”

**What you'll miss most?**

“The peace, quiet and tranquillity in an amazing space not far from life.”

\* 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.























### A Paradise Outdoors

Pen Yr Allt's exterior is a testament to thoughtful design and natural splendour. Set within approximately 2 acres, the grounds unfold as a private oasis, enclosed by stunning, newly installed dry-stone walling and fencing. Expertly landscaped gardens burst with manicured lawns, curated planting, and a raised paved terrace with frameless glass balustrading—an idyllic spot for al fresco dining. The outdoor entertaining area dazzles with a fully fitted gazebo, complete with seating area, cooking facilities, a hot tub, and mounted electric heaters, all basking in all-day sunshine. A gated paddock with two spacious stables invites huge potential, while a raised Carp Pond and whimsical animal statues add charm near the patio.

Ample parking awaits via a substantial brick-laid driveway, electric gates, a triple oak-framed carport, and a detached garage with an electric car charging point. Extensive outdoor lighting, including timed and sensor lights, casts a magical glow over the property, enhancing its allure as evening falls.











### **An Envable Location**

Perched in a peaceful, semi-rural setting, Pen Yr Allt offers the best of both worlds: seclusion and convenience. A short distance away are breathtaking walking routes, prestigious golf courses, and the stunning beaches of Llandudno's north and west shores beckon outdoor enthusiasts. The bustling town of Llandudno, just over 1 mile from the property, brims with amenities—shops, supermarkets, cafes, restaurants, and a mainline train station—while cultural gems and top-tier schools, including St. David's College, enrich the area. With the A55 nearby, explore historic Conwy, majestic Snowdonia National Park, or even Liverpool John Lennon Airport with ease. The A55 provides connections to Bangor to the west (21 miles from the property) and Chester to the east (47 miles from the property). Also, Llandudno Railway Station provides regular connections to the east and west.

Whether you're looking to enjoy the serene coastal lifestyle or seeking the convenience of nearby urban amenities, Pen Yr Allt is perfectly positioned to offer the best of both worlds.

### **Luxury Meets Sustainability**

Pen Yr Allt doesn't just impress with its beauty—it excels in efficiency. Boasting an EPC Rating A, the property is insulated throughout, has an air-source heat pump and 20 solar panels, slashing utility costs while embracing sustainability. Modern touches like CCTV cameras, Air Source central heating, and double glazing with a feature composite front door ensure comfort and security, making this home as practical as it is luxurious.

### **A Sound Investment in Prestige**

Beyond its role as a dream home, Pen Yr Allt shines as a wise investment. Its prime location, premium enhancements, and rarity in this sought-after coastal region promise strong appreciation potential. Properties of this calibre are treasures that discerning buyers covet—a chance to own a piece of North Wales' finest.

### **Make It Yours**

Picture yourself waking to birdsong and sea views, hosting elegant gatherings in the gardens, or unwinding in the cinema room's plush embrace. Pen Yr Allt offers a lifestyle of unparalleled luxury and tranquillity. Don't let this extraordinary opportunity slip away—contact us today to arrange a private viewing and step into the magic of this exceptional residence.















## Additional Information

Services: Mains water and private drainage. Air source pump heating and 20 PV panels.

Council Tax: Band G.

Local Authority: Conwy County Council.

Tenure: Freehold.

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

Standard – 29 Mbps (highest available download speed) – 6 Mbps (highest available upload speed)

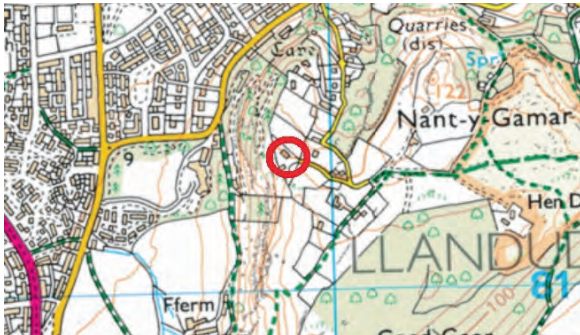
Ultrafast – 1800 Mbps (highest available download speed) – 220 Mbps (highest available upload speed)

Mobile coverage: Indoor, limited – Outdoor, 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: film.smiled.lifetimes

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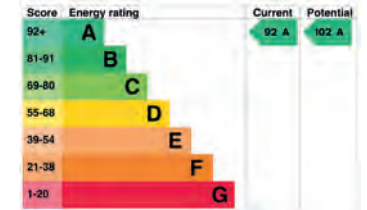
*Offers over* £1,650,000



Pen Yr Allt Nant Y,  
Gamar Road, Llandudno

Approx Gross Floor Area = 454 Sq. Feet  
SEATING AREA = 42 Sq. Metres  
Approx Gross Floor Area = 461 Sq. Feet  
CARPORT/GARAGE = 43 Sq. Metres  
Approx Gross Floor Area = 718 Sq. Feet  
STABLE/STORE/SHED = 67 Sq. Metres

Approx Gross Floor Area = 2872 Sq. Feet  
MAIN HOUSE = 267 Sq. Metres  
Approx Gross Floor Area = 4505 Sq. Feet  
TOTAL = 419 Sq. Metres









# 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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