

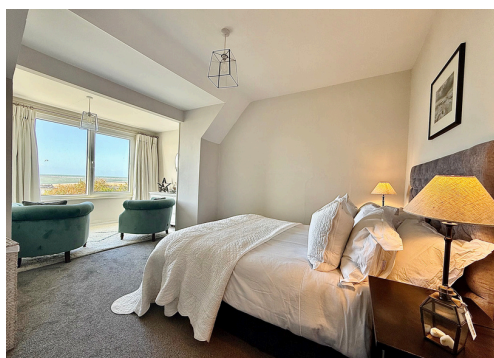
BROMLEY
CROSS
HOMES

New Listing



Base House Aberdovey

£395,000



Set in the picturesque seaside town of Aberdovey, this beautifully renovated 4-bedroom former school house offers a unique blend of historic charm and modern living. Recently refurbished to the highest standard, the property boasts spacious, contemporary interiors while retaining its original character and features.

- 4 Bedrooms
- Lounge/Dining Room
- Fitted Kitchen
- Utility/Laundry
- 2 Shower rooms
- Stunning views over estuary
- Gardens to rear

Tel: 01543 713066
sales@bromleycrosshomes.co.uk

3 Base House, off Prospect Place, Aberdovey. LL35 0EY

Set in the picturesque seaside town of Aberdovey, this beautifully renovated 4-bedroom former school house offers a unique blend of historic charm and modern living. Recently refurbished to the highest standard, the property boasts spacious, contemporary interiors while retaining its original character and features.

Upon entering, you'll find an open-plan lounge/dining room 4.90m x 6.85m. This has been designed with both comfort and style in mind with a bright, airy space that has been decorated with soft neutral colours. A large window overlooks the front.

Adjoining the living area is a newly fitted kitchen, 3.69m x 1.88m complete with modern units and high-quality appliances including instant boiling tap, gas hob with hood above, integrated fridge freezer and built in oven and microwave.

The ground floor also features a convenient laundry/Utility room 2.04m x 1.55 with plumbing for a washing machine, fitted wall units with sink and worktops above. A window to rear garden and boiler cupboard housing Worcester 240 gas boiler, plus a separate toilet for added convenience.

Upstairs, the landing features a window that overlooks the pretty town, and doors lead off to the four well-proportioned bedrooms.

- Bedroom 1. (5.21m x 3.10m) features a large window with stunning sea views, offering a peaceful retreat with the sound of waves in the distance.
- Bedroom 2. (3.74m x 3.23m) overlooks the town, offering a charming view of Aberdovey's quaint streets.
- Bedroom 3. (3.99m x 3.29m max) also enjoys a beautiful sea view, providing the perfect space to wake up to the calming views of the coastline.
- Bedroom 4. (5.82m x 4.29m max - sloping ceiling) is situated in the loft area, accessed via paddle staircase leading up from the first floor. This charming space features white-painted panelling throughout, giving it a fresh, seaside-inspired look. Two Velux windows flood the room with natural light. There is also a convenient small bathroom with a toilet and sink.

There are two newly fitted tiled shower rooms on the first floor, each with a contemporary finish, featuring walk-in showers, modern vanity sinks, with drawers under, heated towel rail and low level WC.

The entire property has been thoughtfully decorated in a modern, contemporary style, creating a light and welcoming atmosphere throughout.

Outside, you'll enjoy the benefit of a peaceful, private garden which is mainly laid to lawn with well established shrubs and flowers. The property is just a couple of minutes from Aberdovey's local shops, and restaurants, making it an ideal location for both full-time living or as a charming seaside getaway.

Base House is just a short walk from Aberdovey's beautiful beach with 4 miles of sand and sand dunes. Nestled alongside the dunes, the exclusive Aberdovey 18-hole championship golf course offers a premier golfing experience, showcasing the stunning natural beauty of its surroundings. Beyond golf, Aberdovey has a wide range of recreational activities. Public facilities include a well-kept bowling green, tennis courts, a putting green, and croquet, ensuring there's something for everyone to enjoy.

For water sports lovers, Aberdovey provides an array of thrilling options, including rowing and paddleboarding and wind and kite surfing. Fishing enthusiasts can also embark on chartered fishing trips.

With local shops, and restaurants, this former school house is a rare find and presents a wonderful opportunity for those seeking a coastal retreat with all the benefits of modern living.







