

Tudor

syrfewyr siartredig | gwerthwyr eiddo | rheolwyr meddiannau
chartered surveyors | estate agents | property managers



Ysgubor Mela, Llannor, LL53 8PQ

£890,000

- Superior Detached Residence
- Spectacular Views
- Grade II Dutch Barn
- Delightful Elevated Rural Area
- Extensive Accommodation
- In all extending to Approx. 7.56 Acres



Ysgubor Mela, Llannor, LL53 8PQ

Tudor Estate Agents have been favoured with instructions to offer this truly magnificent country property for sale, in all extending to approximately 7.56 Acres.

The picture-perfect residence has been designed to make the most of the delightful elevated position in this rural area to ensure that you can enjoy the breath-taking views over the surrounding countryside with Cardigan Bay and the mountains of Eryri/Snowdonia & Mid Wales in the distance. This property is situated in the heart of the glorious Llyn Peninsula but yet is within easy travelling distance to Pwllheli, the popular market and seaside town which boasts excellent amenities including golf course and marina. The championship golf course at Morfa Nefyn on the north coast is only about five miles and under ten miles to Abersoch.

Ysgubor Mela is a beautiful country property which has been attractively decorated to an exceptional standard throughout with a number of generously sized reception rooms, four bedrooms with two en-suites, family bathroom and separate shower room.

The property is approached by automatic double gates opening to a gravelled driveway with ample parking. Attractively laid out patio and gardens to take full advantage of the stunning rural views.

Adjoining the main house is the benefit of a special and most impressive substantial Grade II Listed Dutch Stone Barn which presently has a two useful workshop, separate toilet with shower, entrance to main house with stairs up to hobby room with potential link to the bedroom in the main house. Attached to the barn is a Stone Outbuilding, formerly a diary, which previously was granted planning permission (now lapsed) to be converted into Holiday Letting Accommodation.

A viewing is highly recommended to take full advantage this beautiful home.

GROUND FLOOR

Hallway

Front door leading to a spacious reception area with stairs to first floor.

Wash Room

Pedestal washbasin. Low level w.c.

Study 10'3 x 7'4 (3.12m x 2.24m)

Snug 16'4 x 19'10 (4.98m x 6.05m)

Corner set multi fuel stove on slate hearth.

Dining Room 16'9 x 9'7 (5.11m x 2.92m)

Lounge 17'10 x 23'10 (5.44m x 7.26m)

Calor gas stove. Full height window and french window to garden.

Kitchen-Diner 21'6 x 15'9 (6.55m x 4.80m)

A spacious living space with kitchen units and island. Range oven. Integral dishwasher and fridge. Tiled floor with underfloor heating. Entrance doorway leading to front patio and garden. Door to:

Utility/Boot Room 13'4 x 15'9 (4.06m x 4.80m)

Single drainer stainless steel sink unit. Plumbing for washing machine. Outside door to barn.

FIRST FLOOR

Gallery Landing

Airing cupboard with oil fired boiler and cylinder.

Principal Bedroom 18'1 x 17'11 (5.51m x 5.46m)

Juliet balcony. Two walk-in wardrobes.



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Plas Y Ward, Y Maes, Pwllheli, Gwynedd, LL53 5DA

T: 01758 701 100

E: info@huwtudor.co.uk

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En-Suite Bathroom 13'1 x 9'3 (3.99m x 2.82m)

Roll top bath. Washbasin. Low level w.c. Towel radiator. Shower cubicle.

Bedroom Suite 19'6 x 13'6 (5.94m x 4.11m)

En-Suite

Pedestal washbasin. Low level w.c. Shower.

Bedroom 3 13'7 x 10'4 (4.14m x 3.15m)

Skylight. Built-in wardrobe.

Family Bathroom

Pedestal washbasin. Low level w.c. Panelled bath.

Shower Room 8'2 x 9'6 (2.49m x 2.90m)

Bedroom 4 14'1 x 15'0 (4.29m x 4.57m)

Two walk-in wardrobes (potential link to room located in the barn).

OUTSIDE

Large garden area including Summer House with views towards Snowdonia/Eryri and the mountains of Mid-Wales.

Barn 40'5 x 62'7 (12.32m x 19.08m)

Stone built barn with slate roof. Grade II listed building. Has been supported internally with new steel frame. Two workshops.

Adjoining Stone Outbuilding

Comprising two areas 17'6 x 43'7 and 17'1 x 10'3.

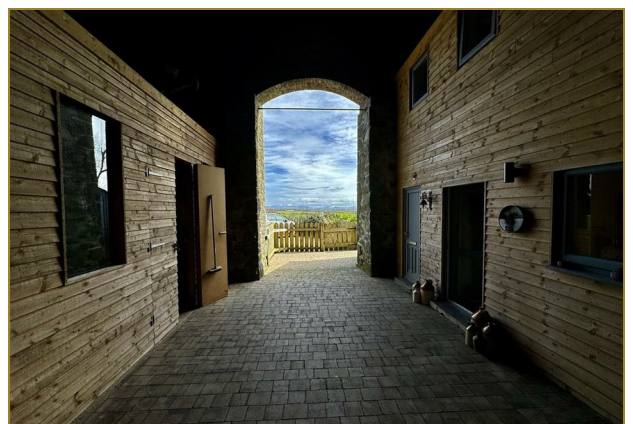
SERVICES

We understand that mains water and electricity are connected to the property. Private drainage. Prospective purchasers should make their own enquiries as to the suitability and adequacy of these services.

TENURE

We understand that the property is freehold with vacant possession available on completion.

Gwynedd Council Tax Band: G



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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
	83		

Energy Efficiency Rating: A (92-101), B (81-91), C (69-80), D (55-68), E (39-54), F (21-38), G (1-20).
Environmental Impact (CO₂) Rating: A (92 plus), B (81-91), C (69-80), D (55-68), E (39-54), F (21-38), G (1-20).

England & Wales EU Directive 2002/91/EC



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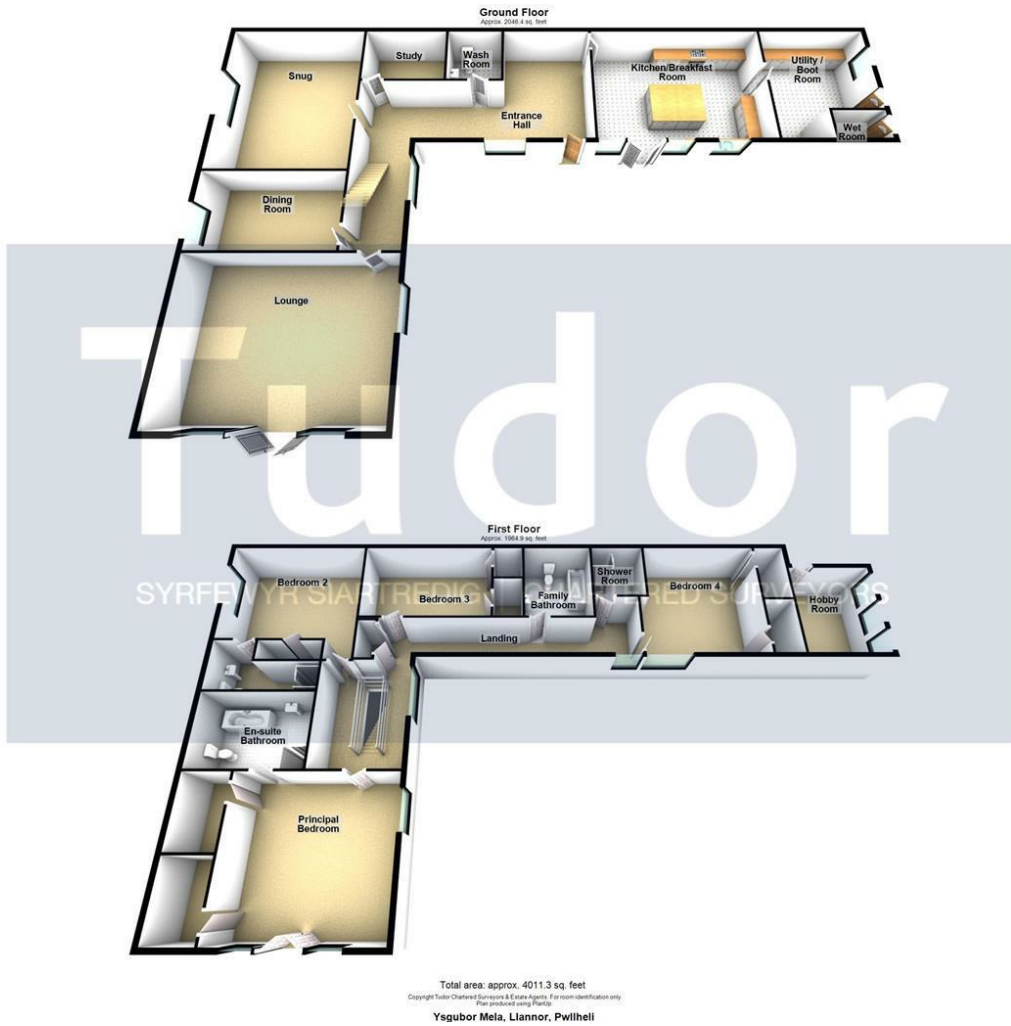
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