



Tom Parry

Branksome Farmhouse Ffordd Bro Mynach, Barmouth, LL42 1LZ

£499,950

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Nestled in an elevated position on the outskirts of the picturesque coastal town of Barmouth, Wales, this enchanting four-bedroom traditional farmhouse, built in the early 1900s, is a timeless retreat offering a blend of historic charm and breathtaking surroundings. Perched in an elevated position where "the mountains meet the sea", this residence boasts stunning panoramic views of Barmouth Bay.

Branksome has been in the current family for several generations and is a much cherished family home, now in need of new loving owners. The house sits in approximately 3/4 acre of land (unmeasured) including woodland, and offers flexible living accommodation with a generously sized garage. If you're ready to swap your city suits for adventures and a new way of life, then this is the house for you!

The property is located approximately 1 mile from the popular coastal resort town of Barmouth, lying between the mountain range of Cadair Idris and the sea. Barmouth is a thriving seaside town with breath taking views on the north west coast of Wales looking out onto Cardigan Bay on the edge of the Snowdonia National Park. There is a bustling town centre with a range of shops and supermarkets and great places to eat and relax. For lovers of the outdoors it offers walking, cycling, paddle-boarding, kayaking, and of course swimming in the sea from the beautiful golden sand beach. The train station in the middle of the town provides easy links up and down the coastal line or regular trains directly through to Birmingham and beyond.

Accommodation comprises: (all measurements are approximate)

GROUND FLOOR

ENTRANCE PORCH

Large storage cupboards, ceiling beams, fitted carpet, sliding door leading into

HALLWAY

Fitted carpet, radiator, stairs to first floor, front door to outside, feature ceiling beams, doors leading to

KITCHEN

3.82 x 4.39 (12'6" x 14'4")

Dual aspect windows to front and side with beautiful sea and mountain views, base units, sink and drainer unit, gas cooker, space for fridge/freezer, radiator, open coal fireplace with surround currently being used with electric wood burner fire, ceiling beams, large built in recess floor to ceiling cupboard

LOUNGE

4.95 x 4.34 (16'2" x 14'2")

Dual aspect windows to front and side with attractive feature wooden seating to main bay and views over garden and to the sea beyond, inset electric fire with tiled surround, ceiling beams, built in shelving, radiator

DINING ROOM

4.46 x 3.55 (14'7" x 11'7")

Window to side with attractive feature wooden seating into bay area with far reaching views over garden and sea beyond, ceiling beams, wood fire surround currently being used with electric wood burner in hath, fitted carpet, radiator

UTILITY ROOM

3.48 x 3.96 (11'5" x 12'11")

Extremely useful and versatile space with double sink, space for tumble dryer and plumbed for washing machine, ample built in storage, built in large airing cupboard housing hot water cylinder, gas boiler, door to outside, door to

BATHROOM

Suite comprising panelled bath, low level w.c., wash hand basin, partially tiled walls, window to rear

FIRST FLOOR

LANDING

Loft access, radiator, doors leading to

BEDROOM 1

3.61 x 3.37 (11'10" x 11'0")

Window to rear with garden views, wash hand basin with vanity unit below, built in wardrobe, radiator, currently being used as twin bedroom

BEDROOM 2

4.22 x 3.47 (13'10" x 11'4")

Dual aspect window to front with beautiful sea and mountain views, wash hand basin, original feature shelving, built in storage wardrobe, radiator

MASTER BEDROOM

4.14 x 3.85 (13'6" x 12'7")

Dual aspect windows to front and side with panoramic views, integrated storage wardrobes, radiator, door leading to

EN-SUITE

Fitted with panelled bath, wash hand basin, low level w.c., partially tiled walls, obscured window to side

BEDROOM 4

3.58 x 3.31 (11'8" x 10'10")

Window to side overlooking garden and sea beyond, wash hand basin, radiator

BATHROOM

Spacious family bathroom comprising panelled bath, wash hand basin with cupboard below, low level w.c., window to side, radiator

EXTERNAL

The approach to the property is via a secure gated driveway with parking for several vehicles.

Double garage (6.73m x 5.79m overall with power and half car inspection pit.

The gardens surrounding the house are mature, colourful and rich in planting with lawn on 2 levels extending into woodland with it's own access.

Outside tap. Fruit trees, sea views and space!

Large under cover storage area, outside w.c., and further stone built garden store.

SERVICES

Mains water, drainage, electricity and gas.

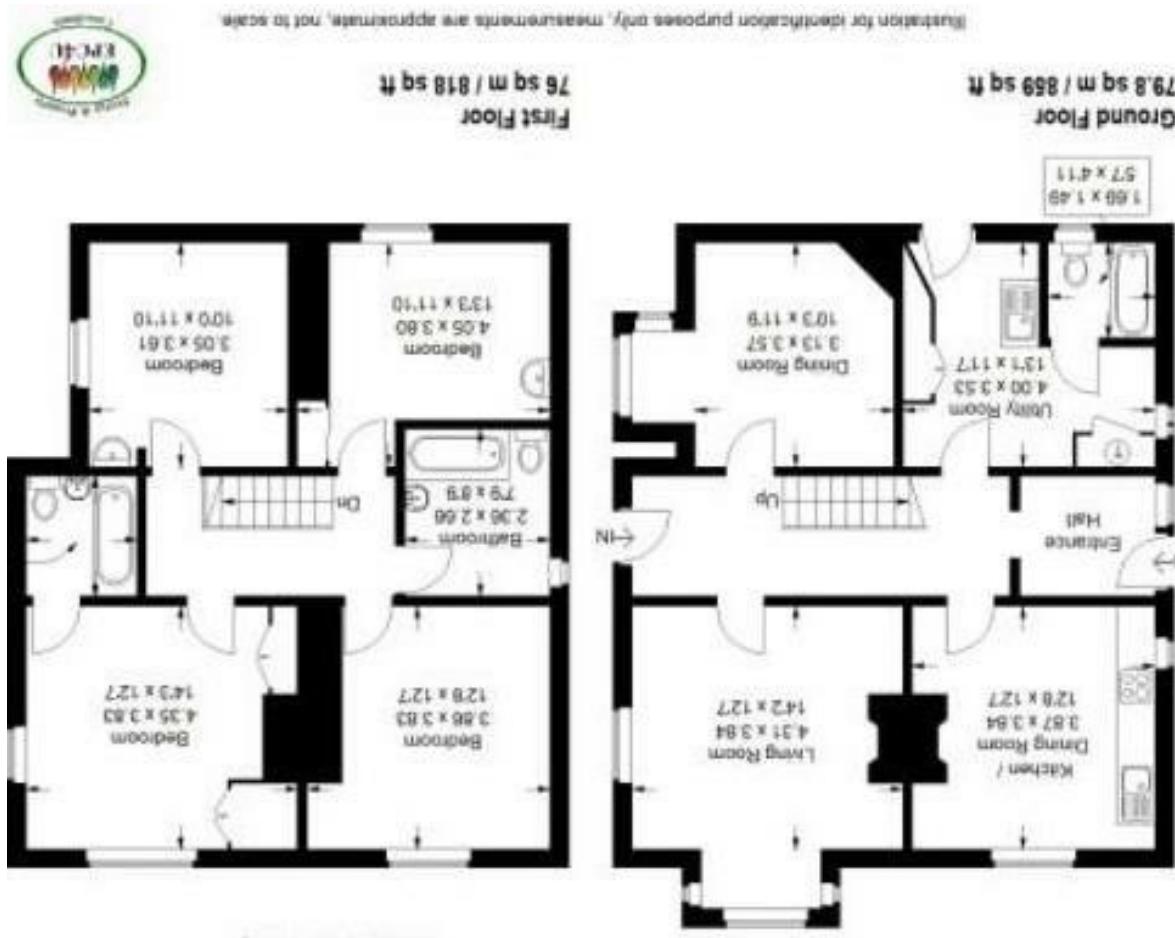






NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.

THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.



<p>Energy rating</p>	<p>Branksome Farm House Ford Bro Myach BARMOUTH LL42 1LZ</p>
	<p>Valid until 8 February 2032</p>
<p>Certificate number 0340-2771-3120-2302-7375</p>	

