



Tom Parry

Noddfa Country House, Harlech, LL46 2UB

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£825,000

- Unique opportunity to purchase substantial family home or continue the successful business that is Noddfa Country House.
 - Far reaching views over Cardigan Bay, Snowdonia Mountain Range and Harlech Castle
 - Presented to the highest of standards
 - 8 en-suite bedrooms all finished to a beautiful level
 - Plentiful off road parking, including space for larger vehicles
 - Cinema room for entertaining family and friends
 - Audited accounts can be made available for genuine enquiries
 - Mature gardens surrounding property

Croeso i "Noddfa" (Sanctuary in English) – A truly exceptional family home or existing lucrative business.

Nestled in the heart of historic Harlech, "Noddfa" is an exquisite and substantial eight-bedroom country house with a successful blend of character and modern luxury. This stunning property boasts panoramic views that stretch across Royal St Davids' Golf Course, the picturesque Cardigan Bay, the iconic silhouette of Harlech Castle and the Snowdonia Mountain Range.

The grandeur of this residence is unrivalled, offering the ideal space for a growing family to call home or a rare opportunity to continue its legacy as a successful self-catering Country House. Each of the eight en-suite bedrooms on the first floor are thoughtfully designed and decorated with a touch of elegance, ensuring your guests enjoy the utmost comfort during their stay. Any of these could easily be converted to a home office, dressing room or extra storage.

One of the many highlights of "Noddfa" is the dedicated cinema room, perfect for relaxing evenings or entertaining guests. The living spaces, all on the ground floor, are both generous and inviting, and include lounge, snug and separate dining room. The kitchen is a chef's dream, equipped with high-end appliances and ample storage. In addition there is a preparation/utility room and downstairs w.c.

Externally the beautifully landscaped garden provides a serene oasis, and the outdoor spaces make it ideal for hosting events or family gatherings. Views from the front of the property are far reaching and steps down lead to a private car park with enough room for several vehicles including larger vehicles such as caravan, boat etc.

Whether you are seeking to create cherished family memories in a breath-taking setting or desire a savvy investment opportunity "Noddfa" offers the perfect canvas for your dreams. Don't miss this chance to own a piece of Harlech's history – Call us today to schedule your viewing without delay.



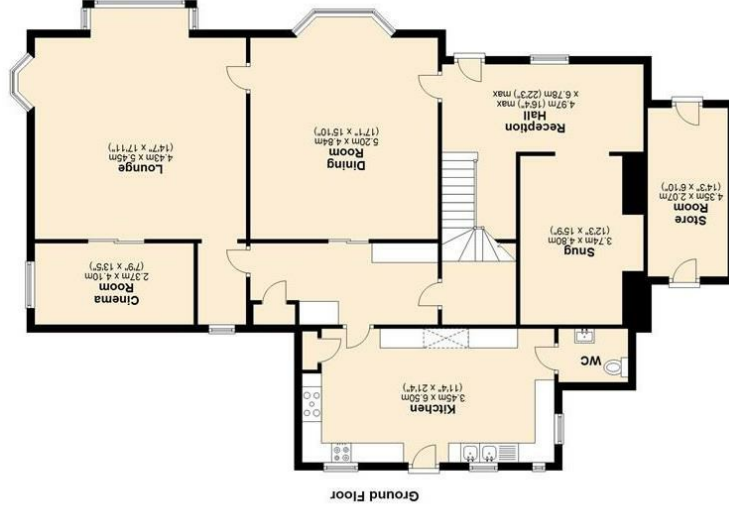




NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.

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

*Floorplans are for identification purposes only and not to scale. Where measurements are shown, these are approximate and should not be relied on. Sanitary ware and kitchen fittings are representative only and approximate to actual shape, position and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under license from William Morris Energy Assessments. All rights reserved. Plan produced using PlanIt!



Energy performance certificate (EPC)		
Modul HAFR ECH LL48 ZUB	Energy rating E	Valid until: 10 December 2033 Certificate number 2392-3932-4209-2647-5204
Detached house		
Total floor area 259 square metres		

