



# Tom Parry

Brig Y Don , Barmouth, LL42 1AQ  
Offers in the region of £735,000

# Brig Y Don , Barmouth, LL42 1AQ

Hidden away from the road, situated in an incredible and unrivalled position is Brig Y Don. This impressive detached house, built circa1890, offers a unique blend of historical character and contemporary styling. The property, brimming with light and space boasts two spacious reception rooms, three/four well-appointed bedrooms and quality bathrooms.

One of the standout features of this residence is its remarkable annex, which provides flexible accommodation options, perfect for guests or potential rental income. Additionally, the property includes a delightful shepherd's hut, further enhancing its appeal and versatility.

The house is perfectly positioned to take full advantage of its unbeatable sea views, allowing residents to enjoy the stunning coastal scenery from the comfort of their home. With direct access to the beach, outdoor enthusiasts will relish the opportunity to explore the sandy shores and indulge in various water activities.

This property is more than just a home - it is the ultimate Barmouth lifestyle! Offering a harmonious blend of comfort, style, and natural beauty - internally and externally - all combined with income potential - this exceptional house in Llanaber is guaranteed to impress.

Accommodation comprises: ( all measurements are approximate )

## GROUND FLOOR

### ENTRANCE PORCH

2.3 x 1.1 (7'6" x 3'7")

Welcoming entrance into large porch, window to side, door into

### HALLWAY

Tiled floor, radiator, stairs leading to first floor, door leading to annex and further rooms to include

### LOUNGE

2.74 x 5.75 (8'11" x 18'10")

Of particular note is the dual aspect windows with stunningly impressive sea views, original herringbone wooden floor, wood burning stove on slate hearth and slate surround

### KITCHEN/DINING ROOM

7.06 x 3.29 (23'1" x 10'9")

Stylish and contemporary open plan layout comprising wall and base units including integrated oven, induction hob with extractor hood above, microwave, dishwasher and washing machine, space for fridge/freezer, large kitchen island with additional storage and sink with mixer tap, dual bay windows to front with breath taking views, original wooden floor, feature fireplaces

### CLOAKROOM

White suite comprising low level W.C. , wash hand basin, tiled floor, window to side

## FIRST FLOOR

### BEDROOM 1

3.79 x 5.78 (12'5" x 18'11")

Panoramic and far reaching sea views, laminate flooring, door leading to

### EN-SUITE

2.3 x 1.9 (7'6" x 6'2")

Modern white suite comprising shower cubicle, wash hand basin, low level W.C., and heated towel rail

### BEDROOM 2

3.7 x 3.1 (12'1" x 10'2")

Window to front with stunning sea views, feature Victorian fireplace

### BEDROOM 3

3.45 x 2.9 (11'3" x 9'6")

Window to rear with countryside views, feature Victorian fireplace, steps leading down to

### EN-SUITE

Contemporary and stylish with large walk in shower, wash hand basin with storage below and mirror above, low level W.C., heated towel rail, partially tiled walls, tiled effect flooring

### FAMILY BATHROOM

2.9 x 3.3 (9'6" x 10'9")

Bathe in luxury! Spacious and chic with freestanding bath and tap, low level W.C., dual sinks in vanity units, large corner shower cubicle, tiled walls, heated towel rail

## GROUND FLOOR ANNEX

A ground floor annex which can be divided off from main accommodation with a private entrance, or incorporated back into primary dwelling. To this end a highly flexible space - with the ability to generate an additional income, provide separate working from home space, or enlarge the home to accommodate extra family and friends. Accommodation includes a well fitted contemporary kitchen/diner, lounge, generous double bedroom and shower room. In addition there is private external space also benefitting from glorious sea views.

## SHEPHERDS HUT

An additional added bonus to Brig Y Don is the recent addition of a Shepherds Hut, placed idyllically at the bottom of the garden. The unit comprises everything necessary for a short stay including king size bed, kitchen facilities, lounge area, shower room with wash hand basin and W.C. It has it's own private patio and hot tub - no better place to enjoy the setting sun or to star gaze during the winter months.

## EXTERNAL

A long shared driveway leads to the property and exclusive parking for several vehicles, including larger ones ie motor home and caravan.

Steps lead down to a patio where the entrances to the main property and annex can be found.

Walk around to the front of the property and take in the Vistas! This is the WOW factor - a stunning location with uninterrupted views over Cardigan Bay and beyond. The garden has been landscaped to be low maintenance but colourful and contains various seating areas in which to soak up the views. Stone walling and contemporary styling complete the look. Shed. Private pathway leads onto a public footpath with direct access onto the sandy beach. The Shepherds Hut sits in the lower garden.

## LOCATION

The property is located approximately a10 minute walk along the promenade to the classic seaside resort of Barmouth "where the mountains meet the sea" Residents can lose themselves in the rugged landscapes of Snowdonia National Park or stroll along the quaint streets lined with colourful shops, restaurants and cafes. There are good local bus services and the nearby stations along the Cambrian Coastline railway provide excellent links to nearby towns, including Porthmadog and Harlech, with regular services to the Midlands and beyond. Whether it's hiking, beachcombing, or simply soaking in the tranquil atmosphere, Barmouth is timeless and captivating place to live.



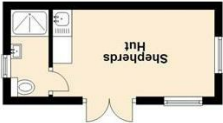




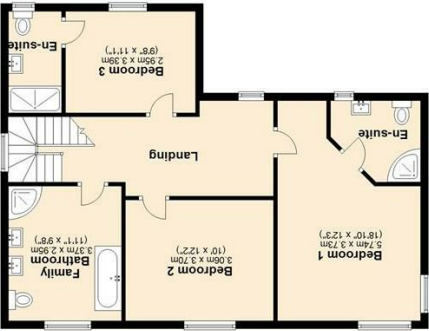
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Ground Floor



First Floor

|                                    |                          |
|------------------------------------|--------------------------|
| Brig V Don<br>BARMOUTH<br>LL42 1AQ |                          |
| Energy rating                      |                          |
| E                                  |                          |
| Valid until                        | 4 April 2034             |
| Certificate number                 | 0320-2769-5370-2604-1611 |
| Property type                      |                          |
| Detached house                     |                          |
| Total floor area                   |                          |
| 163 square metres                  |                          |

