



Tom Parry

Tan Y Buarth , Llanfair, LL46 2SY
Offers in the region of £375,000

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Tan Y Buarth, Llanfair, is an unique and substantial property offering a rare opportunity to own a piece of history. Originally four cottages, this house has been thoughtfully converted into a family home, brimming with original character and charm.

On paper it benefits from 3 bedrooms, office space, kitchen, lounge and snug - all providing ample room for family living or hosting guests. However it is so much more than this. The quirky layout offers versatile and flexible uses for the space, and while the property may require some modernising, it presents a wonderful canvas for those looking to add their personal touch and style. Indeed this is a chance to add to the narrative of this home with your own story.

One of the standout features of this home is the delightful garden, which offers a serene outdoor space perfect for relaxation or entertaining. The garden is a key highlight, providing a tranquil retreat from the hustle and bustle of daily life. It includes the idyllic country garden, mature woodland, home grown produce sections and ample areas in which to fill up your glass with something cold and relax in the evening sun. The property also comes with a small pottery studio and kiln for creative types!

Additionally, the property boasts parking for up to three vehicles including areas for storage for larger vehicles such as caravan, boat or motorhome.

This house in Llanfair is not just a home; it is a unique opportunity to embrace a lifestyle filled with character and potential. With its rich history and inviting atmosphere, it is sure to appeal to those seeking a distinctive property in a picturesque setting.

Accommodation comprises: (all measurements are approximate)

One yellow entrance door into

ENTRANCE HALLWAY

Tiled floor, door into

INNER HALLWAY

Doors leading to

LOUNGE

4.53 x 4.37 (14'10" x 14'4")

Vaulted ceiling, feature exposed stone wall with inset multi fuel burning stove, wooden floor, windows to rear overlooking garden, window to front aspect, door leading to garden

BEDROOM 2/OFFICE

2.12 x 2.36 (6'11" x 7'8")

Window to front aspect, ceiling beams

KITCHEN/DINER

4.52 x 3.55 (14'9" x 11'7")

Feature "Rayburn" range inset into stone fireplace, exposed stone wall, corner kitchen comprising sink and drainer unit, base and wall cupboards, space and plumbing for washing machine, windows looking into rear garden, window to front aspect, original stone steps leading down into

SITTING ROOM

3.63 x 3.28 (11'10" x 10'9")

Wooden floor, feature inglenook fireplace, stairs to first floor, window to front and rear, door leading to outside, ceiling beams, door into

UTILITY/SNUG/STUDY

4.00 x 3.50 (13'1" x 11'5")

Original cooking range, wooden floor, stairs to first floor, door leading to outside

BATHROOM

Fitted with suite comprising panelled bath with shower and glazed screen above, wash hand basin, low level w.c., 2 windows to rear

FIRST FLOOR

BEDROOM 1

3.48 x 3.65 (11'5" x 11'11")

Accessed from utility/snug/study - 2 storage cupboards with potential for one to become a small en-suite, large alcove

BEDROOM 2

3.56 x 3.24 (11'8" x 10'7")

Accessed from sitting room with dual aspect windows to front and rear

EXTERNAL

The front of the property sits parallel to Old Llanfair Road and is a snapshot of the original formation of the property - originally being 4 cottages which have been converted into one property. There is a substantial garage (6.01m x 3.089m) and off road parking for 2 vehicles. There is also ample room for the parking of a larger vehicle ie boat, caravan, motorhome etc.

It is at the rear of the property that delivers the WOW factor for the home. The substantial garden, wrapping the cottage in privacy, is a delight. There is the truly authentic cottage garden, rich in planting of shrubs, bushes, foliage and flowers - attracting all the wildlife to enjoy. There are the numerous fruit trees, and raised vegetable beds, providing the source for your home made produce. Not least is the woodland, bordered by dry stone walling where the bluebells add a wave of colour in Spring.

Throughout all of the garden are numerous seating areas in which to just sit and enjoy the far reaching views of Cardigan Bay or dine alfresco under the pergola. Shed and green house included.

LOCATION

The property is situated in Llanfair, a small village on the west coast of the Snowdonia National Park surrounded by unspoiled natural scenery, beaches and mountains and within walking distance of Llandanwg beach. Llanfair is 2 miles from Harlech, a World Heritage site and a popular resort town offering a range of facilities including shops, restaurants, Post Office, schools and petrol station. It also boasts a cliff top castle and the Royal St David's Golf club. There are good local bus services and the nearby stations along the Cambrian Coastline railway provide excellent links to nearby towns including Porthmadog and Barmouth with regular services to the Midlands and beyond.

SERVICES

Mains water and electricity.
Septic tank drainage
Gwynedd Council tax band E

MATERIAL INFORMATION

Freehold property
Stone construction under slate roof
Main residence
Grade II listed externally







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.

Total floor area		105 square metres	
Property type		Semi-detached house	
Tan Y Buarth HART E24 LL46 2SY	Energy rating F	Valid until:	13 August 2035
		Certificate number:	7300-1630-0822-4609-3853

Energy performance certificate (EPC)

