



Clogwyn Melyn

Ynys | LL47 6TP

£895,000

MONOPOLY[®]

BUY ■ SELL ■ RENT



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Indisputably one of the most beautiful locations on the North Wales coast and in the heart of the Snowdonia National Park, Clogwyn Melyn is a true waterfront property sitting in a slightly elevated position well above the high water line with uninterrupted sea and estuary views and direct access to the famous Dwyryd estuary with Portmeirion on the opposite shore framing the view.

With kayaking and paddle boarding from the doorstep and the Welsh coastal path close by this is a dream property. Once a local inn (The Ferry Arms) the original 4 bedroom house dates back to the 18th century and a more recent 4 bedroom annexe was added approximately 10 years ago. Laid over 3 floors, there are glorious views all around from the windows.

Offering spacious and flexible accommodation, the house and the self contained annex would lend its self to a multitude of opportunities, as does the generous plot of land the property occupies with formal lawns and patios, vegetable gardens and orchard plus a large field with a stream running through.

The location is idyllic, surrounded by grazing and woodland and facing the beautiful estuary although well above the high water line on a rocky outcrop. New owners will wish to carry out some updating and put their own stamp on this opportunity of a lifetime.

- Incredible waterfront location with breathtaking views
- 3.57 acre plot, lovely gardens and field with stream
- 4 bedroom house with 4 bed annex
- House and annex set over 3 floors
- Some upgrading required
- 6 bath/shower rooms
- Direct views of Portmeirion across the water
- In the heart of the Snowdonia National Park
- Direct waterfront access from grounds



Main House

The main house benefits from 4 bedrooms (one with en-suite), a large farmhouse kitchen and utility, 2 reception rooms and a ground floor shower room plus first floor family bathroom.

Kitchen

19'8" x 15'10" (6.01 x 4.85)

A lovely traditional farm house kitchen with a range of bespoke solid wood wall and base units, tiled floor and room for a large central table and chairs. There are tiled worktops, gas hob with extractor fan over, electric over, fridge and dishwasher. Dual windows over look the mature garden and a glazed door leads to the outside.

Dining Room

8'9" x 20'0" (2.68 x 6.12)

With beautiful estuary views, very attractive feature period fireplace and slate tile floor.

Living Room

20'7" x 12'4" (6.28 x 3.78)

A further reception room with beautiful views over the estuary and multi fuel stove in attractive period fireplace.

Utility Room

9'6" x 5'9" (2.9 x 1.76)

With large Belfast sink, space and plumbing for a washing machine & a tumble dryer and window to the side.

Shower Room

5'6" x 5'6" (1.7 x 1.7)

On the ground floor with tiled floor, low level WC, hand basin and shower.

Ground Floor Bedroom

12'2" x 14'7" (3.71 x 4.46)

A spacious room with high vaulted ceiling and

exposed beams, wood laminate flooring and a door providing direct access to the front garden. A door leads to the en-suite.

Ground Floor Bedroom En-suite

8'3" x 4'11" (2.54 x 1.5)

With low level WC, hand basin and shower and window to the front.

Bedroom 2

9'10" x 8'10" (3.0 x 2.7)

Having beautiful views over the estuary and of Portmeirion. There is a built in wardrobe.

Bedroom 3

8'7" x 10'9" (2.64 x 3.3)

A further bedroom with stunning views.

Bedroom 4

11'5" x 9'6" (3.5 x 2.9)

With lovely garden views to the rear.

Family Bathroom

8'9" x 6'3" (2.68 x 1.92)

On the first floor with low level WC, hand washbasin and bath with shower over. There are built in storage cupboards and views of the garden.

Attic Room 1

9'11" x 17'8" (3.04 x 5.41)

A large attic room with lots of natural light from 2 skylight windows. There are exposed beams and there is some restricted head space.

Attic Room 2

12'6" x 17'8" (3.83 x 5.41)

A large attic room with lots of natural light from 2 skylight windows. There are exposed beams and there is some restricted head space.

Annexe

The annexe is also laid out over 3 floors and has an





interlinking corridor to the main house which can be closed off for complete separation. There is a large kitchen/lounge, ground floor shower room and four bedrooms one with en-suite. There is private access from the garden.

Annexe Living Room / Kitchen

21'0" x 14'8" (6.42 x 4.49)

Large open plan room with fantastic views from the French doors opening out to the garden. To the rear there are garden views.

There is a well equipped kitchen area with slate tiled floor, bespoke wooden wall and base units, space for range style cooker with extractor over and space for a dish washer and space for fridge freezer. There is room for dining table and chairs. The living area benefits from the French doors.

Annexe Wet Room

4'3" x 5'2" (1.3 x 1.6)

On the ground floor with low level WC, shower and hand wash basin. There is slate tiled flooring and splash backs.

Annexe Bedroom 1

12'5" x 9'10" (3.8 x 3.02)

A good sized double with further stunning views over estuary and to Portmeirion. There is wood effect laminate flooring and a door to the en-suite.

Bedroom 1 En-suite

7'10" x 3'7" (2.4 x 1.1)

With low level WC, hand wash basin and shower. There is wood effect laminate flooring and slate wall tiles.

Annexe Bedroom 2

7'5" x 7'5" (2.27 x 2.27)

With a window to the rear looking over the garden and wood effect laminate flooring.

Annexe shower Room

3'11" x 7'2" (1.2 x 2.2)

On the first floor with low level WC, hand wash basin and shower. There is wood effect laminate flooring and slate wall tiles in shower. Window to the side.

Annexe Bedroom 3

8'2" x 8'2" (2.5 x 2.5)

On the second floor with wood effect laminate flooring, built in wardrobes and skylight window with views of Portmeirion

Annexe Bedroom 4

11'5" x 8'2" (3.5 x 2.5)

With wood effect laminate flooring and skylight window.

Workshed

In the grounds there is a detached workshop with power.

Exterior

Clogwyn Melyn occupies a lovely plot of approximately 3.57 acres. To the front there are lawns and patios, to the side and rear there are further gardens including vegetable plots, an orchard and a large greenhouse. There is also a detached workshop. To the side there is a large field with a stream running through this. From the grounds there is direct access to the water front for launching water craft, kayaks, paddle boards etc.



Additional information

The property is connected to mains electricity and water. Drainage is private to septic tank. It is predominantly double glazed with the exception of the skylight windows, and benefits from LPG central heating throughout. The annexe was added approximately 10 years ago.

Council Tax Band: F

What3words reference - ///dorms.elevate.tracking

Ynys and its Surrounds

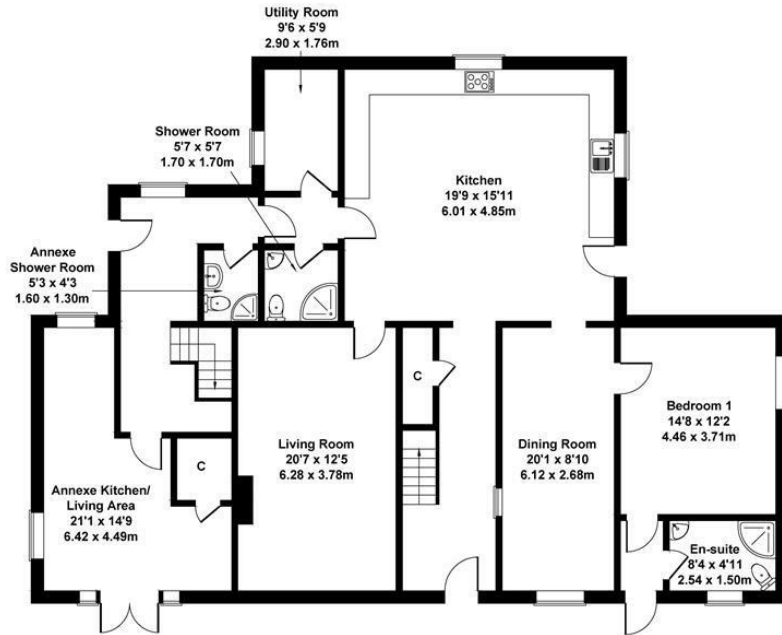
Clogwyn Melyn is located in the idyllic hamlet of Ynys, well known for its beautiful estuary scenery and wildlife, including the views across the Dwyrdd and Afon Glaslyn Estuary towards Portmeirion. It is just 1.5 miles from the pretty village of Talsarnau with its local pub, and only three miles from the historic castle town of Harlech and close to Porthmadog and all its facilities. Fantastic walking is on the doorstep with the Welsh Coastal Path passing close by, but for the more adventurous it is in close proximity to Blaenau Ffestiniog where you can enjoy all the activities at Llechwedd slate caverns, Zip World Titan (the largest zip zone in Europe), Zip World Caverns and Bounce Below (deep mine zip wires and the largest underground system of trampolines in the world!). For something a little less energetic, the well-known Ffestiniog narrow gauge steam railway is close by and the peaceful and tranquil beach at Harlech, just 3 miles away is one of the best in North Wales and you can often walk for miles along it without meeting a soul.



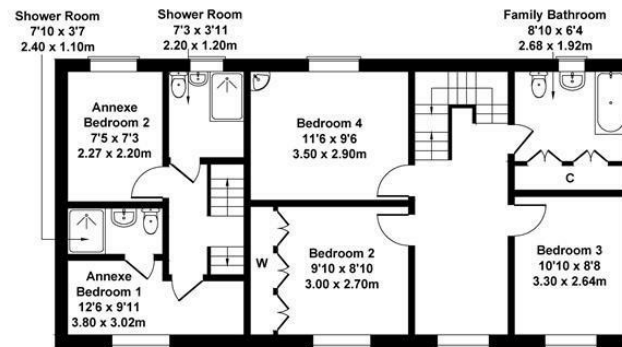


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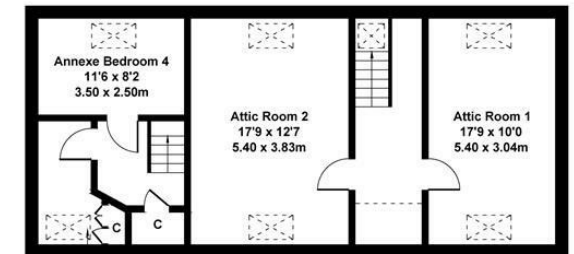
Approximate Gross Internal Area
3477 sq ft - 323 sq m



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Not to Scale. Produced by The Plan Portal 2022
For Illustrative Purposes Only.

MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

Energy Efficiency Rating		Current	Target	Environmental Impact (CO ₂) Rating		Current	Target
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92-95) A	(81-91) B			(81-91) B			
(81-91) B	(69-80) C			(69-80) C			
(69-80) C	(55-68) D			(55-68) D			
(55-68) D	(39-54) E			(39-54) E			
(39-54) E	(21-38) F			(21-38) F			
(21-38) F	(1-20) G			(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	





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