



Crown Lodge

Harlech | Merionethshire | LL46 2PR

£1,100,000

MONOPOLY[®]

BUY ■ SELL ■ RENT



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A rare opportunity to purchase a stunning detached Edwardian coastal residence. Crown Lodge is one of Harlech's most iconic buildings built for the Crown's agent in 1903 and beautifully and sympathetically restored by the current owners in 2016.

Currently operating as a successful luxury B&B with 6 ensuite bedrooms in total, all of the front facing rooms enjoy incredible uninterrupted views across the Royal St David Golf course, Harlech beach and Morfa dunes, Cardigan Bay and the Llyn Peninsula and the Snowdonia mountain range. The rooms to the rear have a delightful outlook over the garden and woodland.

The property is approached by a long and sweeping driveway passing through the 3.96 acres of glorious landscaped gardens leading to a large parking area and the imposing entrance porch. The entrance hallway is suitably grand with large welcoming log burning stove in feature fireplace and high ceilings. To the front there are three reception rooms and a ground floor bedroom. To the rear there is a large kitchen/diner.

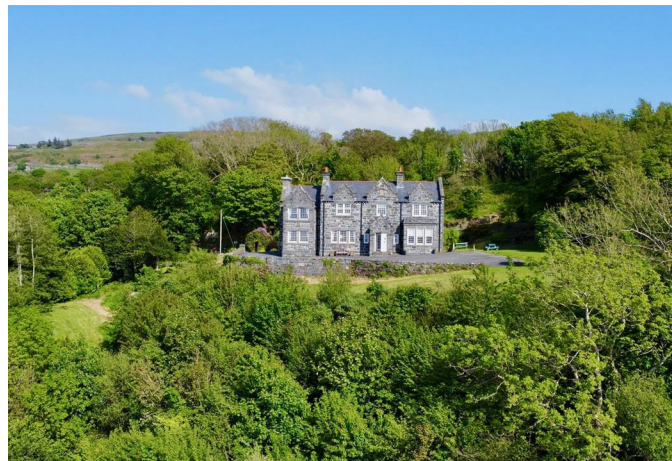
The original grand Arts and Craft's staircase leads to the first floor where there are 4 large ensuite bedrooms, 3 to the front with incredible expansive views. The fifth large ensuite bedroom has views across to the Snowdonia mountain range and the woods which embrace the property.

The second floor accommodation spans the whole floor and consists of a sitting room, double bedroom, en-suite and a dressing room.

Originally built as a private residence, the sizeable and flexible accommodation now offers new owners many exciting options including returning this to a large commanding private residence (subject to planning), continue to operate as a successful B&B or run as a boutique hotel.

The property is being sold with the benefit of NO UPWARD CHAIN.

- Handsome detached Grade II listed Edwardian coastal residence
- Stunning panoramic coastal and mountain views
- 6 en-suite bedrooms
- Sweeping driveway through grounds
- Tranquil location minutes from Harlech centre
- Beautifully presented flexible accommodation
- 3.96 acres of landscaped grounds and woodland
- Lovely Arts and Craft/Edwardian period features throughout
- Walking distance to beach, castle and Royal St David's Golf Course
- NO UPWARD CHAIN



Entrance Porch

The sweeping driveway leads to the parking area and the large stone grand entrance porch with full height double doors.

Reception Hall

22'9" x 14'0" (6.94 x 4.27)

The porch leads to the large reception hall very tastefully decorated to complement the many Edwardian features including high ceilings, coving, dado rails and a stunning wooden fireplace with large log burner set on tiled hearth. From the hall the original Arts and Crafts oak staircase rises to the first floor and its five ensuite bedrooms. A lovely feature in this room is the old wood panelled telephone cupboard which is currently being used as a storage cupboard.

Sitting Room

22'3" x 14'9" (6.8 x 4.5)

The sitting room is located to the front and tastefully decorated with breathtaking views towards the Llyn Peninsula, Cardigan Bay, Morfa Harlech dunes and over the Royal St David's golf course. A central focus point of the room is the bespoke Bath Stone fireplace housing a log burner making this a stylish and welcoming place to relax and entertain.

Reception Room 2

11'5" x 12'9" (3.5 x 3.9)

To the rear of the property this tranquil room affords views of the rear garden, rock faces and the surrounding trees. This room is ideal for a multitude of uses including a home office, gym or games/media/hobby room to name just a few.

Dining Room

18'8" x 14'9" (5.7 x 4.5)

Another room with views that will not disappoint. The large bay window has stunning coastal views

across Cardigan Bay and towards the Snowdonia mountains. Full of character there is a period wooden fireplace housing a real flame effect electric fire. This spacious and light room is currently being used as the breakfast room for guests and is the perfect location to enjoy breakfast while admiring the beautiful outlook and planning the events of the day. It would equally lend itself to an evening dining room to take in the stunning sunsets which this coast is famous for.

Bedroom 4 (Ground Floor with en-suite)

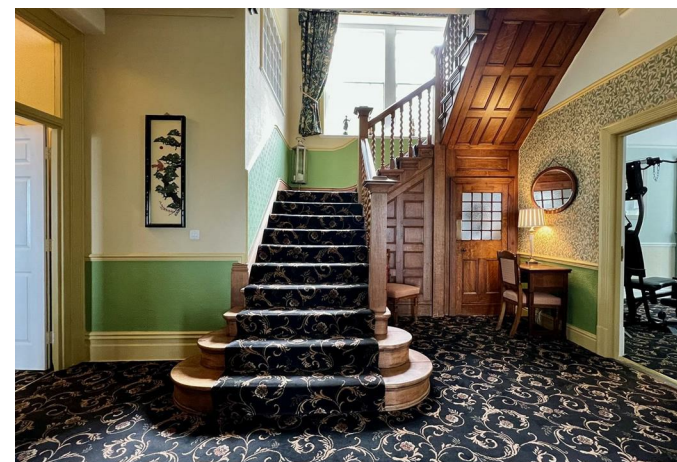
15'1" x 16' (4.60m x 4.88m)

Currently used as an en-suite double bedroom on the ground floor with incredible sea views across to the Llyn Peninsula. This is ideal for those with limited mobility and benefits from a very stylish ensuite shower room with white suite comprising of low level WC, hand basin and large walk in shower. There is wood laminate flooring and very attractive wall tiles.

Kitchen/Diner

25'3" x 16'10" (7.71 x 5.14)

To the rear of the property this large room is perfect for catering for the daily breakfast preparation for guests and is large enough to cater for evening meals also. There is a well equipped kitchen area with a range of base and free standing units and original built in cupboards. There is space for an oven, under counter fridge and under counter freezer. There is a large dining area and fantastic views of the Snowdonia mountain range. New owners may want to put their own stamp on this room depending on whether Crown Lodge is to cater for guests or become a family home once more. An external door from the dining area to the outside and to the patio area.





Bedroom Suite One

13'3" x 12'1" (4.04 x 3.7)

To the front of the property this is an opulent suite comprising of large double bedroom with sitting room overlooking the view and en-suite overlooking the sea and woods.

Sitting Area Bedroom Suite One

14'1" x 10'9" (4.3 x 3.3)

Spacious area with room for a sofa, table and chairs and sea views which will keep you mesmerised for hours.

En-suite Bedroom Suite One

11'5" x 5'10" (3.48 x 1.8)

With white suite consisting of low level WC, hand basin and large walk in shower. With wood effect laminate flooring, heated towel rail and contemporary partially tiled walls.

Bedroom Two

17'11" x 14'5" (5.48 x 4.4)

Very generously sized bedroom with stylishly decorated ensuite bedroom overlooking the golf course, sand dunes and Cardigan bay.

Ensuite Bedroom 2

4'7" x 11'5" (1.4 x 3.5)

With white suite consisting of low level WC, hand basin and large walk in shower. With attractive contemporary partially tiled walls, vinyl tiled effect flooring, recessed spotlights and mirror with led lights.

Bedroom Three

16'11" x 14'11" (5.16 x 4.55)

This king size bedroom with bay windows has yet more of these incredible views towards the Llyn Peninsula, golf course, dunes and the Snowdonia mountain ranges.

En-suite Bedroom Three

5'10" x 8'10" (1.8 x 2.7)

With white suite consisting of low level WC, hand basin and large walk in shower. With contemporary partially tiled walls wood effect laminate wood flooring and heated towel rail.

Bedroom Five

16'11" x 17'5" (5.17 x 5.31)

Large beautiful bedroom bedroom with en-suite. To the rear of the house, the north side of the room has fantastic views over the Snowdonia mountain range including the impressive Mount Snowdon, the south side of the room has views over the woods which embrace the rear of Crown lodge.

En-suite Bathroom Bedroom 5

7'3" x 5'6" (2.22 x 1.68)

With white suite comprising of bath with shower over, hand basin and low level WC. Having wood effect laminate flooring, recessed spotlights spotlights, heated towel rail and partially tiled walls.

Study

12'1" x 8'2" (3.7 x 2.5)

An office with an unbeatable view! Situated to the front of the property with a distracting window looking out to sea.



'Maids' Staircase

With shades of bygone days, Crown Lodge has its own "Maids Staircase" giving private access from the ground floor up to the first and second floors, allowing servants to come and go without being seen!

Second Floor Accommodation

16'4" x 13'1" (5 x 4.0)

On the second floor there is a series of rooms spanning the entire floor and accessed via the "Maid's Staircase". These flexible rooms could be entirely self contained and currently consist of a sitting room, dressing room and a double bedroom with ensuite. With some restricted head room being into the eaves of the property there is plenty of natural light from the 4 double glazed roof light windows.

Linen Cupboard/Store Room

On the first floor is a large store room currently being used as a linen cupboard for the guest rooms.

Laundry Room/WC

12'1" x 4'3" (3.7 x 1.3)

On the ground floor the very useful laundry room has a low level WC as well as space and plumbing for washing machine and tumble drier.

Boiler Room

The boiler room is adjacent to the kitchen and home to the boiler which serves the property and which are serviced annually.





Exterior

Approached through imposing stone gates Crown Lodge sits surrounded by 3.96 acres of landscaped gardens and woodlands. A sweeping driveway gently meanders up to the house and the large parking area. In a slightly elevated position the views are simply glorious of the sea, mountains and Harlech Castle. There are a range of outbuildings including a lean to greenhouse and an outbuilding which could be a workshop or hobby room.

Additional information

Crown Lodge is Freehold and connected to mains electricity water and drainage. Heating for the building is oil fired.

The property is classified as mixed use - Council Tax for the owner's accommodation is Band B, The property is subject to small business rates relief resulting in an annual business rates payment of £110.

History of Crown Lodge

Crown Lodge was built in 1903, funded by the Crown for the "Crown Agent for Wales and Monmouthshire" Mr William Henry More. The building was designed by the Scottish Arts and Crafts Architect George Walton, a prominent feature of the house is the beautiful oak staircase which has been maintained to its original condition.

The More family stayed in residence until 1934 and for a brief period it was then leased and operated as a private hotel. In 1949 it was purchased by Coleg Harlech for £10,000, who for the next 60 years used the building to accommodate residential students.

Harlech and its Surrounds

The stunning golden sands of Harlech beach are just a 20 minute walk away. Crown Lodge is well placed

within walking distance to the local facilities such as the railway station, shops, pubs, buses, medical centre and schools.

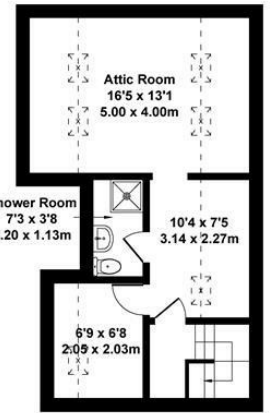
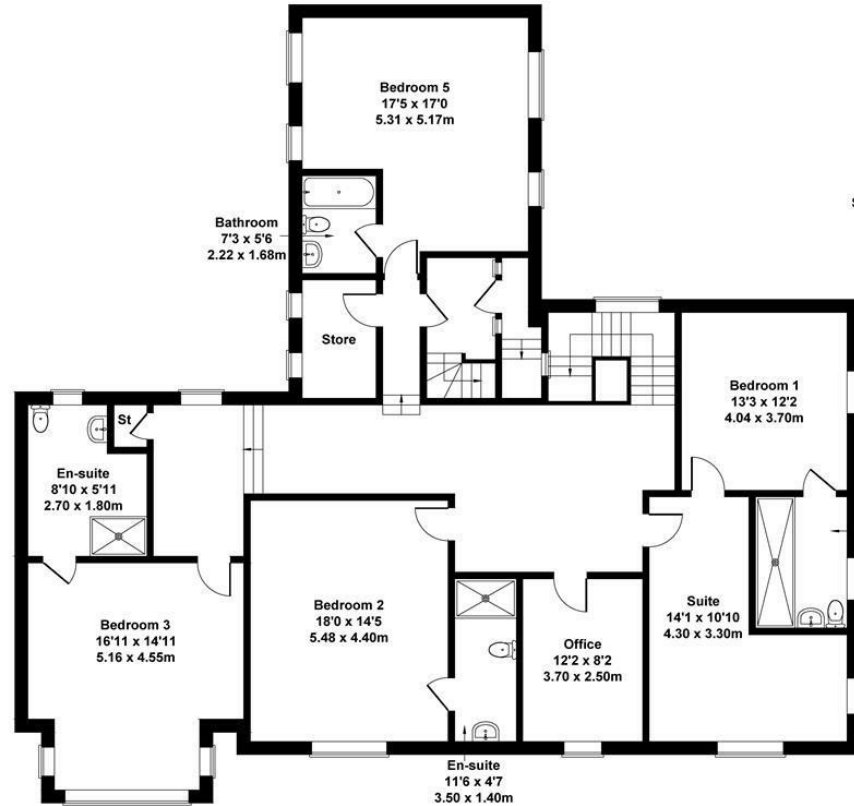
Harlech is in the heart of the Snowdonia National Park famous for its World Heritage listed castle. It has astonishing views across Tremadog Bay to the Llyn Peninsula and one of the most picturesque golden sandy beaches in Wales. It has recently been given the accolade of having the second steepest street in the world at Ffordd Pen Llech just a five minutes walk from Crown Lodge.

Harlech has a wealth of traditional architecture, shops and restaurants. It also boasts the internationally renowned Royal St David's links golf course. Further afield are the larger towns of Barmouth (8 miles) and Porthmadog (12 miles) which offer more shops and large supermarkets. At least two of the large national supermarkets have a delivery service to Harlech.

The Rhinog mountain range provides the spectacular backdrop to the town which is one of the most rugged and remote terrains to be found in Wales. The mountains and hills provide hiking and walking opportunities for all ranges of abilities.



Crown Lodge
Approximate Gross Internal Area
4908 sq ft - 456 sq m



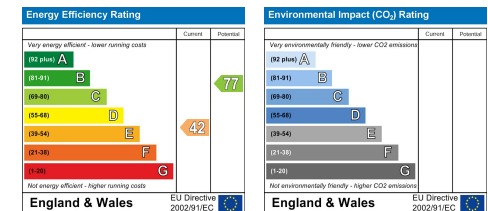
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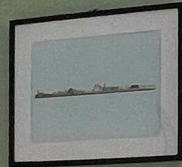
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intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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.









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