



Hafod Y Bryn, A

Llanbedr | Merionethshire | LL45 2LP

£299,950

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***PRICE REDUCED FOR QUICK SALE ***

A period residence of grandeur and prestige, Hafod Y Bryn 'A' is a third of an imposing Manor House set in beautiful gardens and woodland on the outskirts of the popular coastal village of Llanbedr. Offering handsome period features and spacious accommodation with 2 large reception rooms, 3 double bedrooms, a study, sunroom/utility and a garage.

The large grounds totalling approximately 2.5 acres are most definitely one of the special features. Approached via a sweeping driveway there are extensive large lawns, beautiful mature shrubs, woodland and a raised sun terrace in front of the property. There are secret shady copses and plenty of scope for orchards, vegetable plots and ponds galore.

Originally a rectory, Hafod y Bryn was extended in the latter 19th Century to provide a holiday retreat for a prosperous London barrister, Samuel John Pope. In the 1950's it was divided into three separate dwellings, each with its own share of the 8 acre grounds. Hafod y Bryn 'A' has retained a wealth of period features including Samuel John Pope's own monogrammed glass window. Previous guests include Beatrix Potter and the charming stained glass windows in Hafod Y Bryn 'A' feature interesting and unusual characters believed to be the inspiration for many of her tales.

The peaceful location is within walking distance of Llanbedr and a path meanders down through the grounds to the village and further paths lead directly into the adjacent Coed Artro woodland. Distant sea glimpses can be seen from some of the upstairs rooms.

The property benefits from the installation of central heating and would benefit from some upgrading.

Viewing strictly by appointment only

- *** PRICE REDUCED FOR QUICK SALE***
- Beautiful period property, one third of Victorian Manor House
- 2 Reception rooms, 3 double bedrooms
- Lovely tranquil location within walking distance of village
- Beautiful large mature gardens of approx 2.5 acres
- Full of original features
- Large dry cellar
- Garage
- Central heating
- Viewing by appointment only



Entrance Porch

Stone steps lead to an entrance porch with original quarry tiled floor and large wooden door opening into the hallway.

Hallway

A grand hallway with beautiful Minton tiled floor and imposing panelled period staircase rising to the first floor and doors off to the ground floor accommodation and cellar.

Lounge

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

An impressive lounge with large bay window to the front and further window to the side, both with stained glass panels along the top with unusual characters thought to be the inspiration for Beatrix Potter's characters. Full of style and light with high panelled ceiling, a very attractive period picture rail and feature fireplace with tiled inserts and hearth and wooden mantle. There are exposed wooden floorboards and a lovely outlook to the terrace and garden beyond.

Reception Room 2

23'3" x 13'7" (7.1 x 4.15)

A second large reception room with large bay to the front and stained glass inserts, panelled ceiling, exposed wooden floorboards and fitted carpet and a very attractive fireplace with dark wooden surround, mantle, brick inserts and hearth.

Breakfast Kitchen

14'6" x 13'1" (4.43 x 4.01)

A generously sized kitchen with a basic range of base and wall units, stainless steel sink and recess ideal for a range type oven. The recess has very attractive and unusual tiling and currently houses a wood burning stove. There is plumbing and space for a washing machine and connections for an electric cooker. A stable door leads onto the sun room/utility.

Lobby, Cloak Room and Ground Floor WC

From the hallway a door opens to a useful lobby cloakroom and storage area and onto the ground floor cloakroom. The Minton tiled floor continues into this area and the walls have partial wooden panelling.

Sun Room/Utility

12'6" x 10'4" (3.82 x 3.17)

With large glazed windows to three sides and a door out to the rear, this sunny room currently houses the fridge freezer and the boiler and could be a lovely spot to relax and and enjoy the sun.

Cellar

Extremely large and dry with stone floor, and stone and wood panelled walls. This large area has been subdivided into several rooms and includes a wine cellar with original wine cages and a cold store room complete with slate slab on brick base. It has wide steps leading down, good head height and lighting.

Principal Bedroom

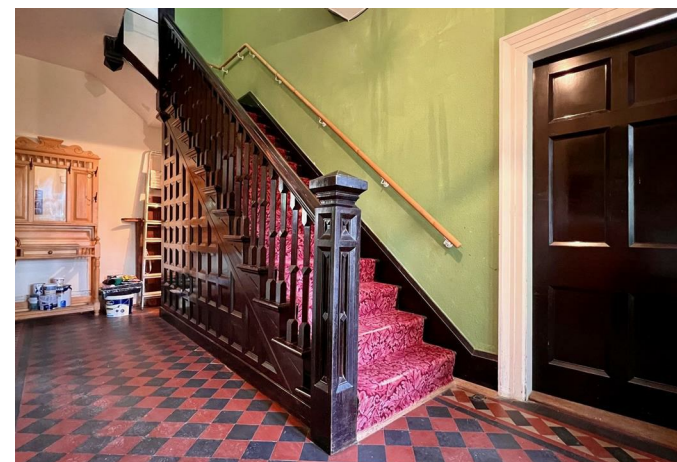
17'11" x 14'11" (5.47 x 4.55)

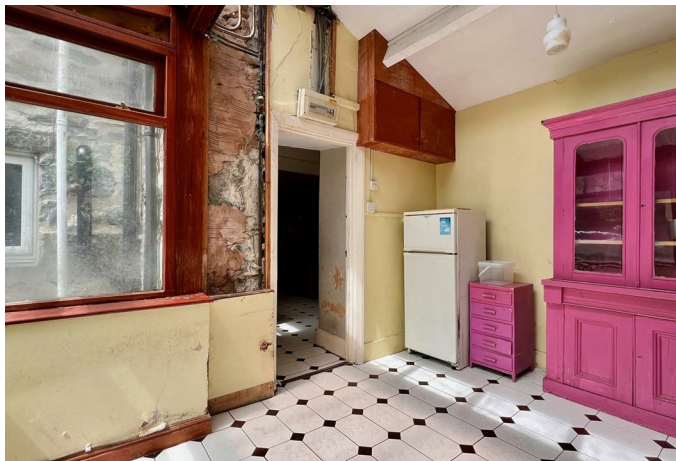
With large bay window to the front and window to the side giving lovely garden and hill views and very distance sea and estuary glimpses through the tree tops. This spacious room has built in wardrobes, a sink, exposed wooden floorboards and fitted carpet, picture rails and a feature tiled fireplace.

Bedroom 2

17'10" x 14'9" (5.46 x 4.5)

A further spacious bedroom with ensuite shower room. There are garden views and distant sea glimpses from the window to the side. With wooden floorboards and a fitted carpet and a feature fireplace with wooden mantle and slate hearth.





En-suite Shower Room Bedroom 2

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

With quadrant shower and hand basin. Having tiled floor and walls.

Bedroom 3

15'1" x 10'1" (4.62 x 3.08)

A third double with window to the rear and feature fireplace with tiled surround and hearth and a hand basin.

Study/Store Room

17'4" x 4'11" (5.3 x 1.5)

A long narrow room which is currently used for storage but would make a lovely home office/study, tucked away in a quiet location off the landing. A hidden gem in this room is the large stained glass window with the monogram of Samuel John Pope who built the property.

Bathroom

8'2" x 7'6" (2.5 x 2.3)

With coloured suite consisting of low level WC, hand basin and bath. There are exposed wooden floorboards and a window to the side.

Garage

15'8" x 14'9" (4.8 x 4.5)

To the rear of the property is a garage/store room with double wooden doors to the front, windows and a pedestrian door to the side. To the rear of this is a further attached garage and above is a one bedroom flat. The flat and rear garage is under separate ownership and is registered as Hafod Y Bryn 1A.

Exterior

The whole estate sits in approximately 8 acres of lawns and woodland of which Hafod Y Bryn 'A' owns approximately 2.5 acres. Approached via a shared sweeping driveway there are extensive large lawns, beautiful mature shrubs, diverse woodland and a lovely raised terrace in front of the property. The diverse woodland includes Scots pine, monkey puzzle, chestnut and oak trees along with productive apple trees and blackberry bushes. There are secret shady copses and plenty of scope for orchards, vegetable plots and ponds galore. Immediately outside the property is a raised terrace stretching around the side and front with lovely views over the gardens. To the rear there is access to Hafod Y Bryn A's garage.

Additional Information

The property is connected to mains electricity, water and drainage and benefits from oil fired central heating. Hafod Y Bryn 'A' is approached via a long shared driveway across which the property enjoys full vehicle and pedestrian access rights.

Viewing by appointment only



History and Beatrix Potter

Like many large houses in the area, Hafod Y Bryn has a fascinating history. The property was built in the 19th century by renowned London lawyer, Samuel John Pope (QC). Indeed Beatrix Potter and her family stayed at Hafod Y Bryn during the summer of 1905 and she kept an interesting diary of her time in the area, called "A Holiday Diary". The diary also details how her pet hedgehog (Mrs. Tiggy-Winkle) slept in the cellar (belonging to next door), and includes photographs of the original house taken by her brother, Rupert Potter. Samuel Pope was also one of the businessmen and industrialists who helped drive the industrial revolution with local mining interests including gold and manganese

The study/store room at Hafod Y Bryn 'A' contains a beautiful stained glass window with the monogram of SJP (Samuel John Pope). Throughout the property, viewers will discover charming stained glass windows featuring interesting and unusual characters thought to be the inspiration for some of Beatrix Potter's tales.

Llanbedr and its Surrounds

Hafod Y Bryn A is located in the popular coastal village of Llanbedr situated on the western coastal fringe of the Snowdonia National Park and close to beautiful sandy beaches. The village is served by a convenience store, two public houses, a country house hotel and the village church. The local playing fields, Llanbedr CIW Primary School and the Cylch are just a few minutes walk away. Harlech with its World Heritage listed castle, famous beach and the renown Royal St David's links golf course is 2 miles north of the village. Further afield are the larger towns of Barmouth (7 miles) and Porthmadog (12 miles) which offer more shops and large supermarkets. At least two of the major supermarkets operate a delivery service to the village.





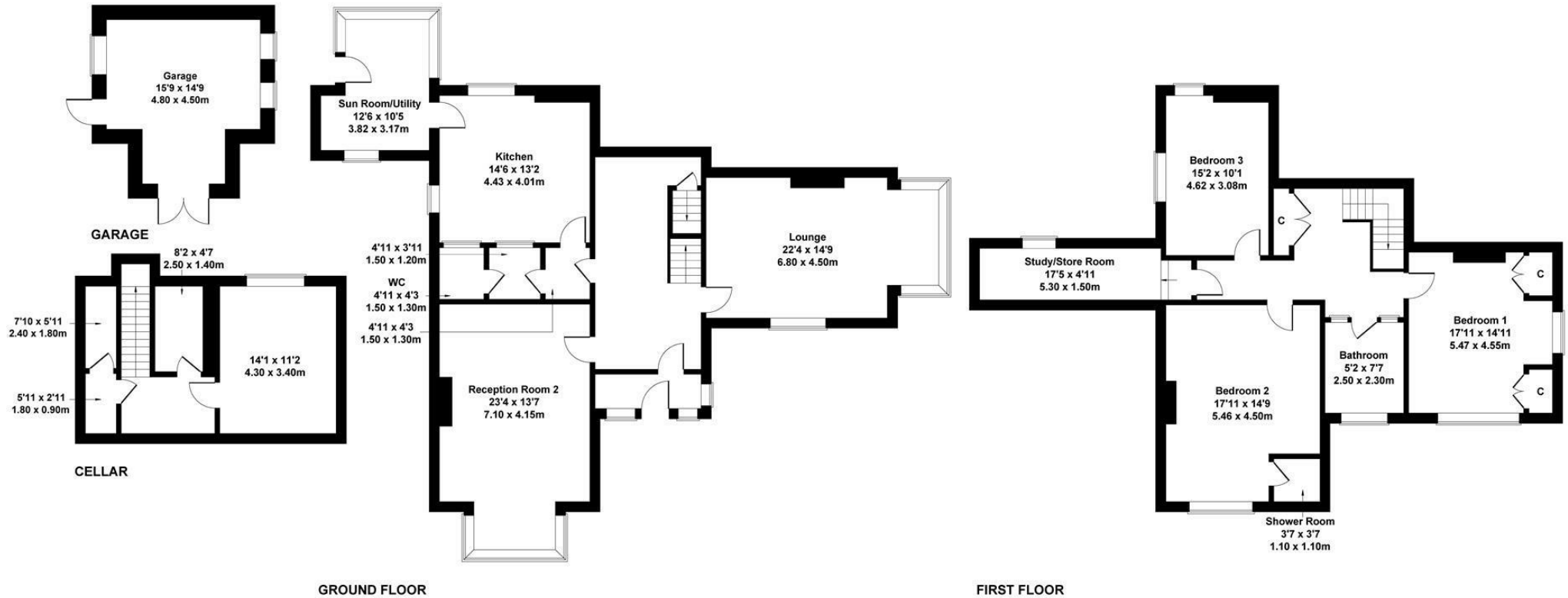
There is a local bus service, and a railway station 15 minutes walk away serves the Cambrian Coastline track and provides excellent links to nearby towns including Porthmadog and Barmouth with regular services to the Midlands and beyond. Behind the village of Llanbedr is the spectacular Rhinog mountain range that comprises countless hiking challenges for all abilities.

Snowdonia National Park, of which Llanbedr is part, is one of just 21 areas in the world to be designated as an International Dark Sky Reserve. On a clear night in Snowdonia, you can see the Milky Way, all the major constellations, nebulas and shooting stars.



Hafod Y Bryn A

Approximate Gross Internal Area
2809 sq ft - 261sq m



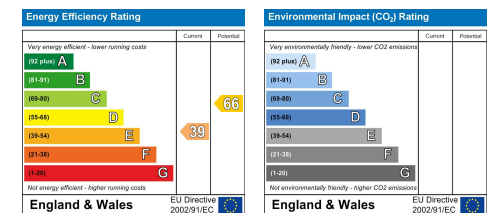
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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References 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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