



## Brig Y Don

Barmouth | LL42 1AQ

£785,000

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# Brig Y Don

Barmouth | | LL42 1AQ

A handsome coastal detached Victorian Villa with uninterrupted sea views and potential income streams, modernised whilst retaining a wealth of original features thoughtfully blended with contemporary design to provide one of the most comfortable beachside properties for miles.

The clever creation of a ground floor annex provides fully self contained accommodation suitable for generating an income stream, providing a home for dependant relatives or space for visiting guests. Alternatively it has been designed in such away that this could be easily incorporated back in to the main body of the house.

To the rear of the garden is a private path which leads onto a public footpath direct to the beach (over the railway crossing) and straight onto the golden sands. A short walk continues to the prom and into the popular resort of Barmouth.

At the bottom of the beautifully landscaped garden is the recent addition of a shepherd's hut. Guests will be fighting to stay in this sea side accommodation directly in front of the waves complete with double bed, seating area, kitchen and shower room and private hot tub. With its own access and patio garden this understated accommodation will also generate a healthy holiday rental income.

There is driveway parking to the front for up to 4 cars, a large low maintenance garden to the rear landscaped with local materials and a blank canvas for avid gardeners and a further private patio to the side.

- 3 bedroom detached Victorian Villa with uninterrupted sea views minutes from Barmouth
- Income potential, one bedroom ground floor annex & Shepherds hut in garden
- Private path at bottom of garden leading to footpath to sandy beach
- Large contemporary kitchen/diner with glorious sea views
- Welcoming lounge with sea views, herringbone wood floor and cosy log burner
- Luxury bathroom with freestanding bath in front of views across Cardigan Bay
- Low maintenance landscaped gardens with local stone and slate
- Central heating and double glazing
- Driveway parking for up to 4 cars





### Entrance Porch

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

Steps from the driveway lead to the front door opening into a large porch with slate roof and windows to the side and door to the main entrance hallway.

### Hallway

A beautiful hallway with original Minton style tiled floor. Doors off to the main accommodation and to the annex. Stairs rise to the first floor.

### Lounge

8'11" x 18'9" (2.73 x 5.74)

Full of character and well proportioned with original features and breathtaking sea views from the dual aspect windows. There is an original solid wood herringbone pattern floor and cosy wood burning stove on slate hearth with slate surround.

### Kitchen/Diner

23'1" x 10'9" (7.05 x 3.28)

Blending contemporary kitchen design and style with original features to create a statement kitchen/diner with two huge bay windows with window seats facing the coast and providing the perfect location for a spot of dolphin watching whilst dining. This sociable area has a high end kitchen with built in oven, microwave, induction hob, and extractor over and built in dishwasher. There is a generous range of units including a central island and space for a large American style fridge freezer. There is ample space for a large dining table and chairs.

The original wooden floor, coving and ceiling roses plus two ornate original fireplaces add character and atmosphere.

### Ground Floor Cloakroom

3'11" x 5'6" (1.2 x 1.7)

With white suite comprising of low level WC and hand basin. Storage units and tiled floor. Window to the side.

### Principal Bedroom

12'4" x 18'11" (3.78 x 5.78)

With dual aspect windows providing spectacular views along the coast, wood effect laminate flooring and door to en-suite.

### En-Suite to Principal Bedroom

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

White suite comprising of low level WC, hand basin, shower cubicle and heated towel rail.

### Bedroom 2

12'1" x 10'0" (3.7 x 3.05)

A further double with sea views and original Victorian fireplace.

### Bedroom 3

11'3" x 9'6" (3.44 x 2.9)

A third double bedroom with window to the rear looking up to the hills behind Barmouth. There is an original Victorian fireplace and steps lead down to the en-suite shower room.

### En-Suite to Bedroom 3

4'3" x 9'2" (1.3 x 2.8)

Beautifully presented contemporary shower room with grey wood effect tiled flooring and complimentary wall tiles. There is a low level WC, large walk in drench shower, hand basin in vanity unit with waterfall taps with LED mirror over, recessed spotlights and heated towel rail.

### Family Bathroom

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

Truly a bathroom with a view and the free standing









bath is positioned to enjoy the incredible coast line while taking a soak. This spacious bathroom benefits from a grey marble effect tiled floor, over size contemporary white wall tiles, a low level WC, His and Hers' sinks in vanity units with waterfall taps, large shower cubicle with drench shower and free standing bath. With recessed spotlights in the high ceilings, heated towel rail and spectacular views.

#### **Annex Accommodation**

This cleverly designed ground floor annex provides self contained accommodation comprising of a lounge, double bedroom, kitchen and shower room. With internal access from the main hallway it also has a private external entrance from the driveway and its own patio garden area to the rear. Currently generating a healthy holiday rental income, it is ideal also for dependant relatives, visiting guests or could easily be incorporated back into the main house.

#### **Annex Lounge**

7'2" x 9'10" (2.2 x 3)

With tiled floor, vaulted ceiling with recessed spotlights and window to the front.

#### **Annex Breakfast/Kitchen**

11'9" x 8'2" (3.59 x 2.5)

Well equipped with tiled floor, contemporary wall and base units, breakfast bar with stools and attractive wall tiles. There is a built in oven and grill, induction hob with extractor over, space and plumbing for washer/drier, space for fridge freezer. A door leads out to the driveway at the front and a further door to the courtyard garden.

#### **Annex Bedroom**

10'9" x 8'3" (3.28 x 2.53)

With wood effect laminate flooring, a bay window, recessed spotlights and door to suite shower room.

#### **Annex Shower Room**

6'8" x 5'10" (2.04 x 1.8)

In wet room style with marble effect wall tiles, vinyl floor, white suite comprising of low level WC, hand basin with waterfall taps and drench shower.

#### **Annex Courtyard**

Accessed from the kitchen, this private patio garden benefits from sea views and there is access around to the rear garden of the main house and onto the coastal footpath.

#### **Shepherds Hut**

This substantial accommodation has its own large patio and private hot tub wonderfully situated to watch the tides and enjoy the evening sunsets. Guests can wake up to the sight of waves dancing from the large picture window at the end of the bed. There is a large room with king size bed, seating area and kitchen facilities plus a separate WC with shower and hand basin. Sited at the bottom of the garden the hut can be accessed from the footpath without crossing the garden of the main house.





### The Exterior

To the front is a long shared driveway which leads to Brig Y Don's private parking for up to 4 cars. Steps lead down to a slate patio and entrance to the main porch and also to the private entrance to the Annex.

To the rear are beautifully landscaped low maintenance gardens facing the coast with uninterrupted sea views and only the Cambrian Coastal railway line between Brig Y Don and the beach and waves. At the end of the garden is a private path joining onto a public footpath direct to the sandy beach just beyond the railway crossing.

There is a large slate terrace in front of the house with seating areas and a shed, steps lead down to a large lawned area (astro turfed for easy maintenance) and then onto the lower slate terrace and Shepherds hut at the bottom of the garden.

### Additional Information

The property is connected to mains electricity, water and drainage. It is fully double glazed with oil central heating.

### Llanaber and Barmouth

Llanaber is a coastal village just 0.7 miles north of Barmouth. It has the Irish Sea and Cardigan Bay to the west and the Rhinog mountains to the East. The Welsh Coastal Path is just minutes walk from the property as is a halt for the Cambrian Coastal Railway. Barmouth is known as the town where 'the Mountains meet the Sea' but offers much more than that. It is a thriving seaside town with breathtaking views on the north west coast of Wales looking out onto Cardigan Bay on the edge of the Snowdonia National Park. There is a bustling town centre with a range of shops and supermarkets and great places to eat and relax.

For lovers of the outdoors it offers walking, cycling,







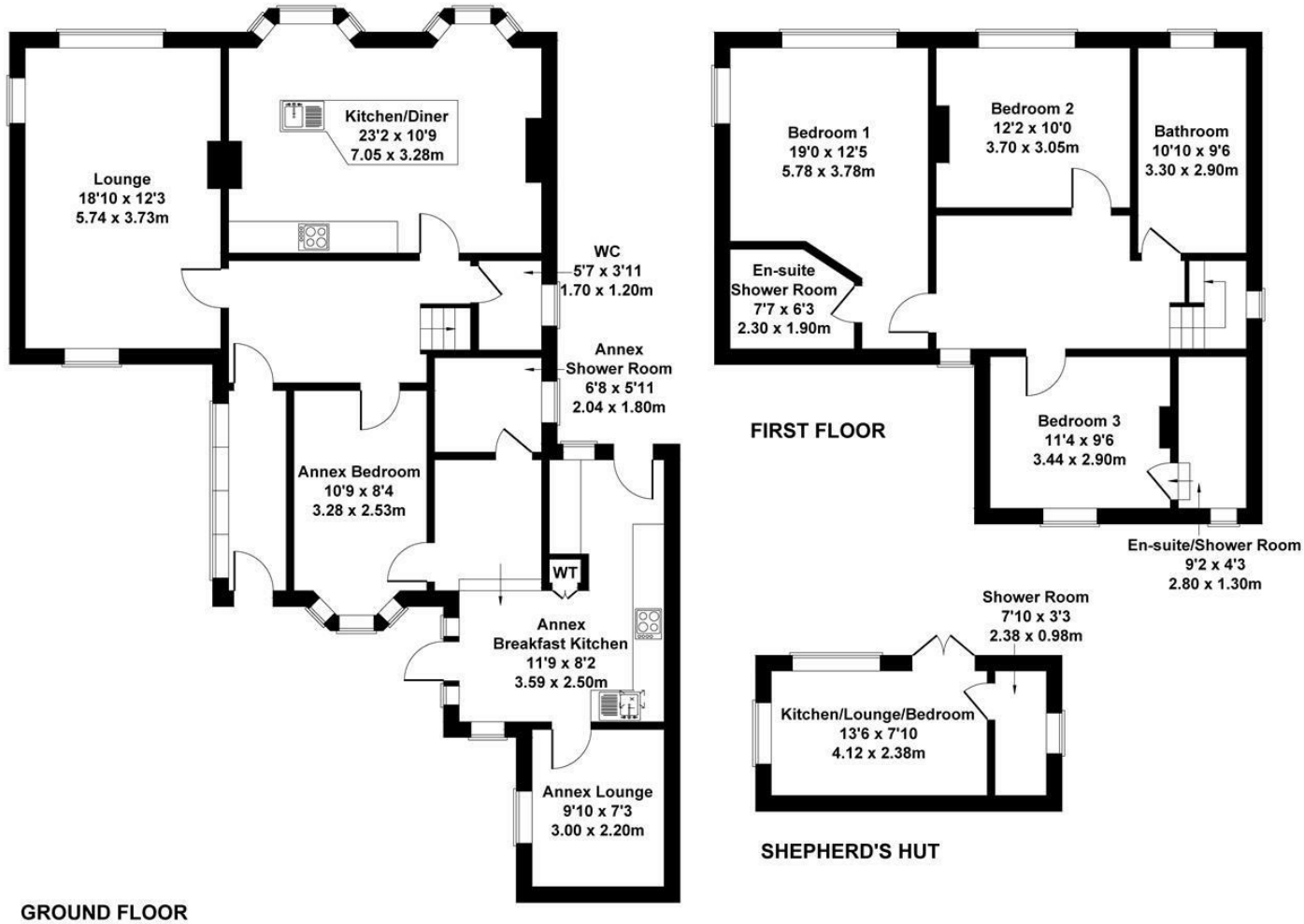
paddle-boarding, kayaking, and of course swimming in the sea from the beautiful golden sand beach. The train station in the middle of the town provides easy links up and down the coastal line or regular trains directly through to Birmingham and beyond.





# Brig Y Don

Approximate Gross Internal Area  
2077 sq ft - 193 sq m

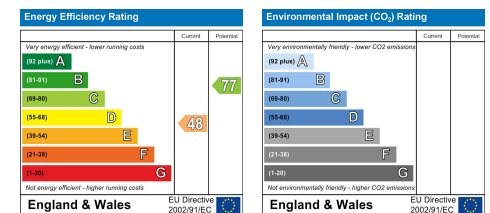


Not to scale for illustrative purposes only

## 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

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