



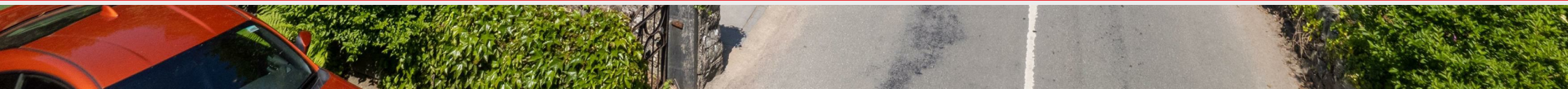
## Gwynfryn House

Llanbedr | LL45 2PA

£445,000

**MONOPOLY**<sup>®</sup>

BUY ■ SELL ■ RENT





# Gwynfryn House

Llanbedr | LL45 2PA

Located in the heart of the historic hamlet of Pentre Gwynfryn, Llanbedr, this handsome Victorian Grade II listed attached house is the perfect blend of historic elegance and modern comfort boasting six spacious bedrooms spread over three floors with four bath/shower rooms, 2 large reception rooms and a spacious and atmospheric kitchen/diner.

There is a wealth of period features including beautiful fireplaces, high ceilings, original coving, and wood panelling, all adding to the character and charm of this delightful home. The two reception rooms are perfect for entertaining, especially with the cozy log-burning stoves adding warmth and ambiance on chilly evenings supplemented by oil fired central heating for added convenience.

Externally there is parking and low maintenance gardens and the location is a nature lovers delight with river and woodland views and beautiful walks from the doorstep.

The large kitchen/diner is a focal point of the house, offering a wonderful space for family meals and gatherings. With four bath/shower rooms, mornings will be a breeze even in a bustling household. Additionally, the utility room adds ease to everyday living.

Conveniently situated within easy walking distance of Llanbedr village, this home offers the perfect balance of rural tranquility and accessibility to local amenities, and sandy beaches are close by. The blend of oil-fired central heating and modern conveniences ensures that you can enjoy the best of both worlds without compromising on comfort.

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

- Handsome 6 bedroom stone built residence over looking river Atrio
- 3 reception rooms, large kitchen plus utility
- Wonderful location in walking distance of village amenities and close to sandy beaches
- Set over 3 floors, 3 bath/shower rooms, 4 WC's over all floors
- Parking and gardens
- Grade II listed and bursting with original Victorian features, fire places, high ceilings, coving and panelling
- 2 log burning stoves
- Oil fired central heating
- River and woodland views
- NO ONWARD CHAIN





### Entrance Hall

Entrance door from the driveway opens to the light and welcoming entrance hall way with high ceilings and staircase rising to the first and second floors where there are spacious landings with river views.

### Lounge

15'5" x 13'1" (4.7 x 3.99)

A very attractive room with wood panelling, feature fireplace with log burner on slate hearth and dual aspect windows with woodland and river views.

### Dining Room

13'3" x 10'11" (4.04 x 3.35)

Open plan to the kitchen with slate flagged floor and French doors to the outside courtyard garden. Stairs rise to the first floor.

### Kitchen

14'2" x 13'3" (4.34 x 4.04)

With slate flag floors and a range of base units with granite and stainless steel counters over, dual sinks and attractive tiled splash backs. With built in oven and hob and extractor over, integrated fridge, integrated dishwasher and space for fridge freezer. Solid wood shelving and window and door to the rear plus a large walk in pantry.

### Sitting Room

12'2" x 11'1" (3.73 x 3.40)

A further large reception room with window to the front and log burner on slate hearth.

### Ground Floor WC/Cloak Room

Having white suite comprising of feature handbasin in vanity unit, low level WC, obscure window and tiled floor and period fireplace.

### Principal Bedroom

14'4" x 12'0" (4.39 x 3.68)

On the first floor with triple aspect windows with woodland and river views and beautiful feature fireplace with built in cupboards to either side.

### Bedroom 2

9'1" x 6'11" (2.79 x 2.11)

On the second floor with triple aspect windows with woodland and river views and beautiful feature fireplace.

### Bedroom 3

14'2" x 11'6" (4.34 x 3.51)

At the front with woodland and river views and feature fireplace with built in cupboards to either side.

### Bedroom 4

12'7" x 11'6" (3.86 x 3.51)

To the rear on the second floor with window to the side and river and woodland views and feature fireplace.

### Bedroom 5

13'5" x 12'11" (4.11 x 3.96)

To the front with feature fireplace and built in cupboard.

### Bedroom 6

13'5" x 10'9" (4.09 x 3.28)

A further large double on the first floor with window to the side looking out to the river and feature fireplace.

### First Floor Bathroom No 1

6'11" x 5'1" (2.11 x 1.57)

Very attractive with large walk in shower, large hand basin in period style vanity unit and low level WC. Window to the side.

### First Floor Bathroom No 2

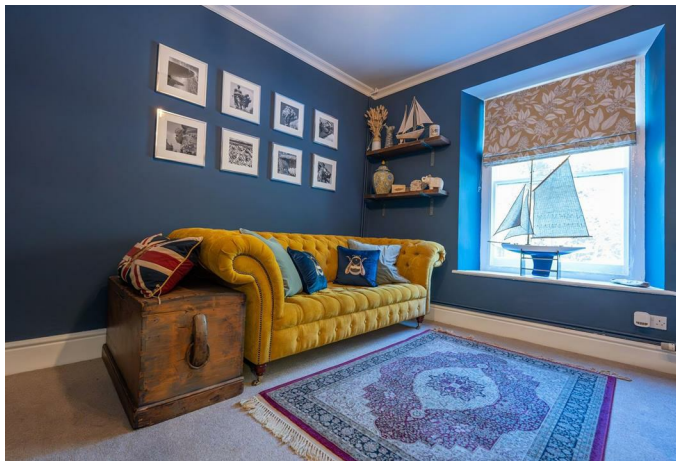
Beautiful bathroom with freestanding slipper bath being the focal feature in addition to walk in shower, low level WC, hand basin in vintage style vanity unit. Window and door to rear, feature fireplace and heated towel rail and wood effect laminate flooring.

### Additional WC to First Floor

White white suite comprising of low level WC and hand basin.









### Second Floor Bathroom

6'11" x 5'1" (2.11 x 1.57)

With corner bath under window looking over to the river and woodland, low level WC, feature hand basin in vanity unit, storage unit, heated towel rail and tiled floor.

### Utility Room with Shower

13'5" x 9'6" (4.11 x 2.92)

On the second floor this large useful room has plumbing and space for washing machine and a tumble drier. There is a shower cubicle, white ceramic sink and a wall of built in cupboards. In addition there is a ceiling drying rack, heated towel rail and window and door to the rear.

### Exterior

#### Additional Information

The property is connected to mains water and electricity. Drainage is private. There is oil fired central heating.

The property is Grade II listed.

### Llanbedr and Pentre Gwynfryn

The property is located in the historic hamlet of Pentre Gwynfryn. The village is at the confluence of the River Artro and the River Cwmnantcol and its village chapel (Capel Salem) was made famous by the painter Sydney Curnow Vosper, whose 1908 work Salem features a member of the congregation, Siân Owen, in traditional Welsh costume.

There are river and woodland walks directly from the doorstep including the famous Nantcol waterfalls, the Rhinog mountains and the "Roman Steps"

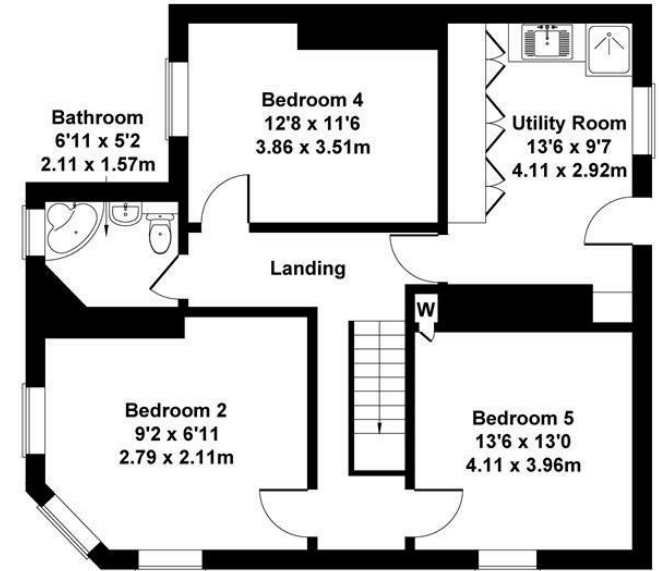
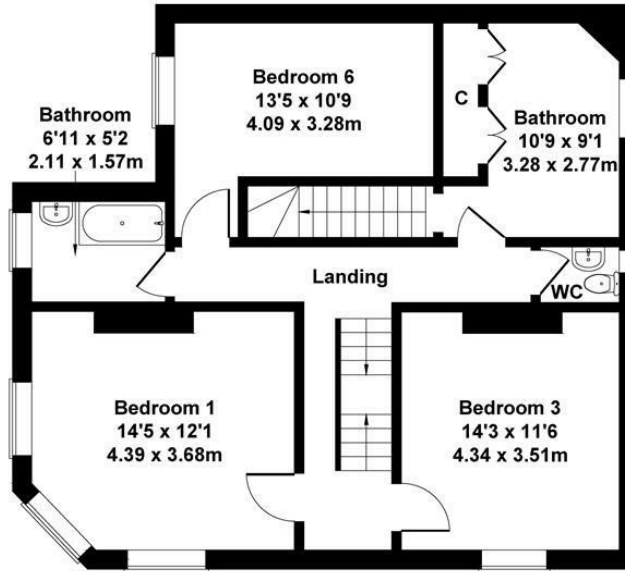
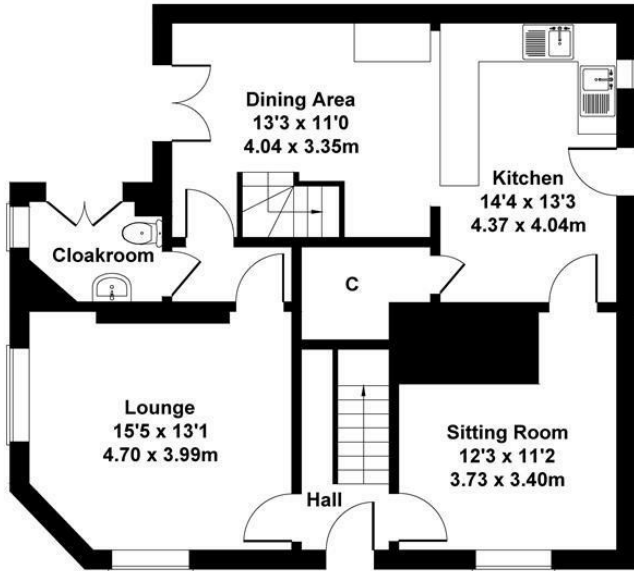
Just 10 mins walk or a few minutes drive is the coastal village of Llanbedr situated on the western coastal fringe of the Snowdonia National Park and close to beautiful sandy beaches. The village is served by a convenience store, two public houses, a country house hotel and the village church. The local playing fields, Llanbedr CIW Primary School and the Cylch are just a few minutes away. Harlech with its World Heritage listed castle, famous beach and the renowned 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 5 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.





# Gwynfryn House

Approximate Gross Internal Area  
2228 sq ft - 207 sq m



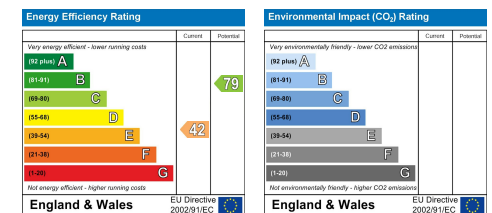
not drawn to scale,  
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## MONEY LAUNDERING REGULATIONS 2003

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.











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