



Llenyrch

Llanbedr | LL45 2HL

£285,000

MONOPOLY<sup>®</sup>

BUY ■ SELL ■ RENT









# Llenyrch

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Located in the heart of the popular coastal village of Llanbedr, this detached period property presents a rare opportunity to create a substantial spacious and prestigious home with driveway parking, garage and delightful garden backing onto fields. Boasting four double bedrooms and four reception rooms, this house offers more than ample space but in addition on the second floor there are 4 large and extremely usable attic rooms (with some restricted headspace).

To the rear there is also an outbuilding with power, water and drainage and a WC.

Unquestionably requiring substantial renovation and priced accordingly, the house is bursting with a wealth of period features that add character to the property. There are seven rooms with original fireplaces, each with their own unique appearance and appeal. Picture rails, deep skirting boards, coving and original internal doors all add to the properties undeniable charm.

The property also comes with the convenience of driveway parking, a garage, and an outbuilding, providing plenty of storage space for all your needs. It is in easy walking distance of the village amenities, woodland, river, beach and transport links.

It is rare to find such a spacious property with so much of its old fashion charm and character preserved. It offers the new owner the chance to add value and create a wonderful home by restoration and renovation. If you have a passion and vision for restoring beautiful properties then look no further. This house is a blank canvas waiting for your personal touch to transform it into the home of your dreams.

- Detached period property of immense charm and character in heart of coastal village
- 4 reception rooms, 4 bedrooms, 4 large attic rooms
- Driveway parking, garage and outbuilding
- Delightful mature rear garden backing onto fields
- Wealth of original features, 7 fireplaces, coving, deep skirting and original wooden doors
- Unique renovation project
- Walking distance of village amenities, beach, river, woodland and transport links
- NO ONWARD CHAIN





### Entrance Hall

A grand wooden door opens to the hallway with herringbone pattern quarry tiles to the entrance area then carpet to inner hallway and stairs. Doors lead off to the 4 reception rooms and the original solid wooden staircase rises the first floor.

### Lounge

12'1" x 11'1" (3.7 x 3.4)

The large lounge has a very attractive fireplace with Rayburn 70A multi fuel stove (not tested) and large window to the front plus coving and picture rail.

### Dining Room

12'1" x 10'5" (3.7 x 3.2)

A spacious room with large picture window to the front and deep sill plus original fireplace with Rayburn multi fuel stove (not tested) and picture rail.

### Sitting Room

11'1" x 9'0" (3.4 x 2.75)

A very cosy room with delightful outlook over the mature garden and a fireplace with open grate. In addition a door opens to a large pantry and cupboard.

### Breakfast Room

12'4" x 9'10" (3.76 x 3)

A lovely feature to this room is original cooking range (no longer in use), and this room has undoubtedly been the heart of the house. Adjacent to the kitchen with views over the garden, it has original built in cupboards to the side of the chimney breast and a door out to the rear porch.

### Kitchen

8'2" x 5'2" (2.5 x 1.6)

With a range of wall and base units, stainless steel sink and cooker point. There is a high window to the rear.

### Inner Lobby

From the breakfast room leading out to the rear porch.

### Rear Porch

Accessed from the driveway, this useful porch leads into the main house plus a door to the outbuilding and garden beyond.

### Bedroom 1

12'1" x 12'5" (3.7 x 3.8)

A large double with window to front with village, hills and woodland views. There is an original feature fireplace and coving.

### Bedroom 2

13'5" x 12'1" (4.10 x 3.70)

A lovely spacious double with dual windows to the front with village, hills and woodland views, original fireplace and coving.

### Bedroom 3

12'4" x 10'5" (3.76 x 3.2)

A charming room with a delightful outlook to the rear over garden, fields and trees and to the River Artro. Also with original fireplace and exposed wooden floorboards.

### Bedroom 4

7'10" x 9'10" (2.4 x 3)

Also to the rear with original fireplace and a delightful outlook to the rear over fields and trees and the River Artro.

### Bathroom

7'10" x 4'11" (2.4 x 1.5)

With white suite comprising of low level WC, hand basin and bath. Window to the rear, exposed wooden floorboards and part tiled walls.









### **Second Floor Landing**

The original staircase leads up to the second floor landing where there are doors off to the 4 attic rooms plus a window to the side.

### **Attic Room 1**

13'9" × 13'1" (4.2 × 4)

With exposed wooden floorboards, window to the front and some restricted headroom.

### **Attic Room 2**

13'1" × 12'1" (4.0 × 3.7)

With exposed wooden floorboards, window to the front and some restricted headroom.

### **Attic Room 3**

11'9" × 8'2" (3.6 × 2.5)

With exposed wooden floorboards, roof light window and restricted headroom.

### **Attic Room 4**

11'5" × 8'2" (3.5 × 2.5)

With exposed wooden floorboards, roof light window and restricted headroom.

### **Outbuilding and WC**

A useful large outbuilding accessed from the garden and the rear porch. It has a quarry tiled floor, power, lighting, water and drainage and a door to the WC.

### **Garage and Driveway**

To the front there is driveway parking for at least 2 vehicles and additionally, the driveway leads to a garage with up-and-over door. The garage has natural light and provides separate access to the garden.

### **Exterior**

The rear garden is a particular feature of this property. It is very mature with lawns, bushes, shrubs and flowers and backs onto fields. It is very private with a sunny aspect. To the front is a courtyard bound by low stone wall and iron railings, flower beds and borders and the driveway.

### **Additional Information**

The property is connected to mains electricity, water and drainage. It has single glazing and heating is via the fireplaces (not tested) and electric storage heaters.

The neighbours at Trigfan have pedestrian right of way over the driveway to access their entrance and rear garden, and for maintenance purposes

Like many properties on the coastal side of Llanbedr and north of the historic stone bridge, we understand there is a historic stone culvert running under a section of Llenyrch. Llenyrch was built in 1906 and we are informed by the sellers that they are not aware of any past or present structural concerns

### **Llanbedr and its Surrounds**

Llenyrch 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 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.



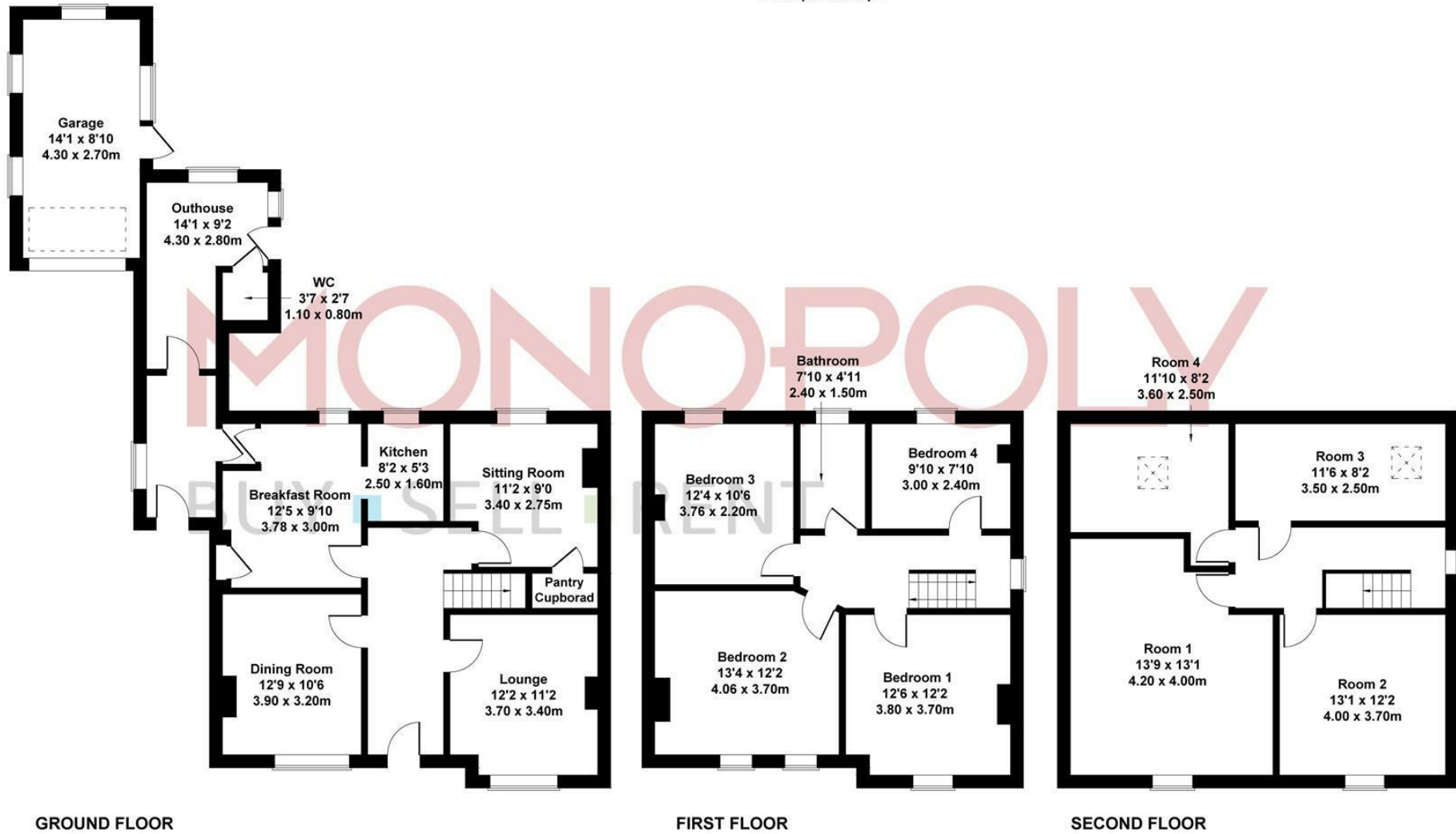






# Llenyrch Llanbedr, LL45 2HL

Approximate Gross Internal Area  
2507 sq ft - 233 sq m



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

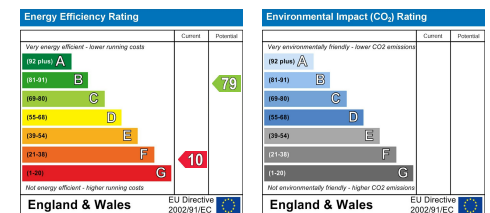
not drawn to scale for illustrative purposes only

## 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

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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