



## Pant Golau House

Llanbedr | Merionethshire | LL45 2HS

£365,000

**MONOPOLY**<sup>®</sup>

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# Pant Golau House

Llanbedr | Merionethshire | LL45 2HS

Are you feeling groovy - you will be once you have viewed this spacious quirky and totally unique detached 1970 style house in an idyllic location which will not fail to impress.

Pant Golau House is a large 3/4 bedroom detached property with gardens, garage, parking and lovely views situated in the sought after hamlet of Pensarn between Harlech and Llanbedr. Recently refurbished and updated by the current owner this unique property successfully blends the best of 1970's design and decor with all the modern conveniences expected for modern living, it is bright and bold and utterly charming.

Occupying a prominent position in the hamlet, it is currently used as a private and commercial holiday home but it would equally make a stylish family forever home. The house is "upside down" to take advantage of the lovely views over fields to the coastal dunes and River Artro estuary. With large windows facing the sea, the first floor open plan lounge/diner and breakfast kitchen are flooded with light. There are three bedrooms and the family bathroom on the first floor. On the ground floor there is a second large sitting room/ fourth bedroom with patio doors opening to the patio and garden beyond. This room is full of potential and would also lend itself to a gym, home office or hobby/play room. The addition of a stylish shower room and WC to the ground floor presents a number of opportunities including the creation of an annex with the potential to expand into the integral garage.

The addition of a balcony off the kitchen is a lovely feature with a backdrop of trees and lovely rural views towards the coast.

We recommend booking an appointment to view at the earliest opportunity to really appreciate all that this special house has to offer.

- Detached 3/4 bedroom house
- Quirky upside down layout
- Idyllic village location
- Recently refurbished
- Close to sandy beaches and village amenities
- Potential to add value/annex potential
- Lovely views
- Integral garage and driveway parking
- Architect designed with lovely 1970's features
- First floor tree top balcony





### Entrance Hall

A double glazed entrance door leads to a hallway with original feature tiled floor and exposed brickwork. This is a large hallway with two useful storage cupboards and doors off to the inner hallway, shower room and WC and stairs. A door at the end of the hallway leads to the ground floor bedroom/reception room.

### Ground Floor Reception/Bedroom

9'7" x 26'7" (2.94 x 8.11)

This room has a lovely position with full height glazed doors giving access to the patio and views over the field and towards the sand dunes in the distance. With exposed brick work and high windows to the side, this room is currently configured as a bedroom suite but would lend itself to a number of uses including home office, garden room, gym, or annex. The proximity to a ground floor WC and shower room makes it ideal for anyone with limited mobility.

### Ground Floor Shower Room and WC

3'11" x 5'11" (1.21 x 1.81)

Recently refitted to include a large walk in shower with attractive tiling and low level WC and hand basin. There is also a heated towel rail and high obscure window.

### Lounge/Diner

22'5" x 16'7" (6.84 x 5.08)

The open plan feature staircase leads onto a large lounge/diner which is flooded with light due to the multiple dual aspect windows giving a lovely view over the fields, toward the sand dunes and estuary. There is a natural dining area with ample space for a large dining table and chairs and a small step down to the lounge area where there is a feature brick fireplace with alcove shelving. There is wood effect

lamine flooring throughout and glazed doors lead off to the kitchen and corridor to bedrooms and bathroom.

### Breakfast Kitchen

10'0" x 16'3" (3.06 x 4.97)

A good sized and well designed breakfast kitchen with window to the front giving lovely views and further window to the side. A door opens onto a wooden balcony with a backdrop of trees and lovely views over the surrounding countryside. Back inside there is space in front of the window for a dining table and at the rear of the room there are a range of base and wall units and a breakfast bar. Included is a free standing cooker with extractor over, a fridge freezer and stainless steel sink with double drainer and tiled splashbacks. There is feature wooden panelling and exposed brick walls.

### Bedroom 1

9'10" x 9'10" (3.02 x 3.02)

With pleasant views of the surrounding countryside and cottage, a range of built in wardrobes and very attractive decor.

### Bedroom 2

9'5" x 10'0" (2.89 x 3.05)

A peaceful double bedroom with dual aspect windows giving views over the hamlet, and having built in wardrobes with wooden Louvre doors and lovely decor.

### Bedroom 3

7'4" x 6'3" (2.25 x 1.91)

A single bedroom with window to the rear.

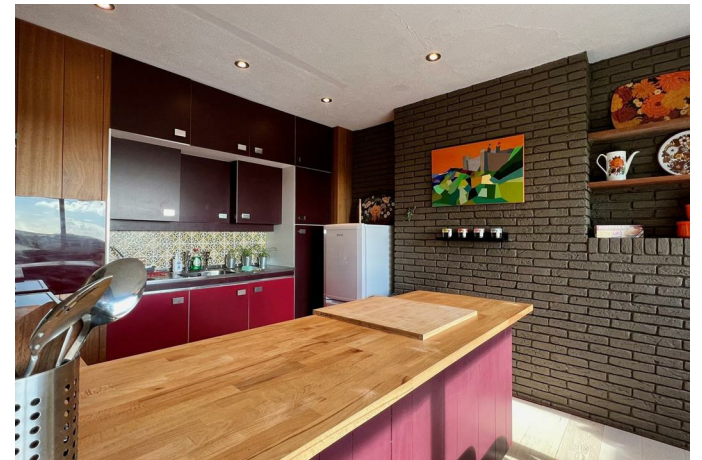
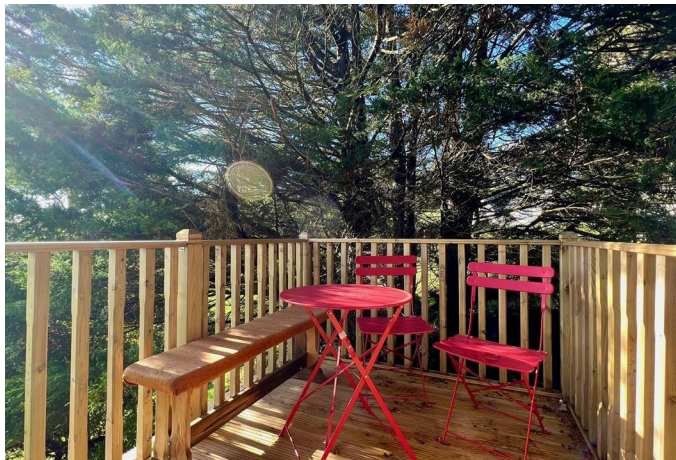
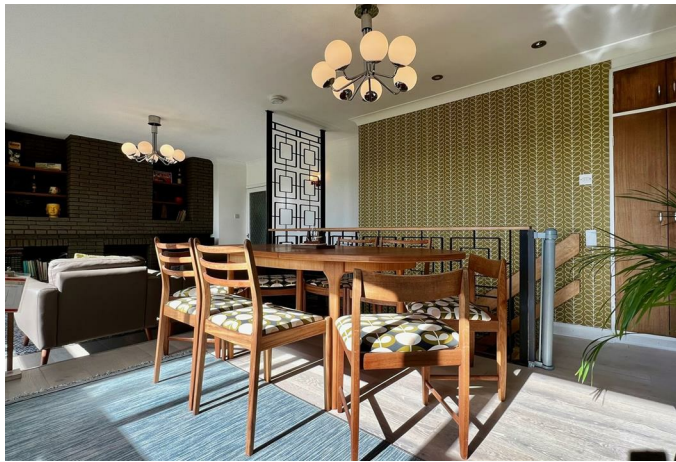
### First Floor Bathroom

6'2" x 6'5" (1.89 x 1.96)

With 1970's period coloured suite comprising of low level WC, hand basin and bath with newly installed contemporary shower over. With fully tiled walls and window to the side.









### **Integral Garage**

25'3" x 10'2" (7.72 x 3.11)

With door from inner hallway and up and over door from driveway, the single garage has natural light from windows to the side and has electric lighting, power sockets and water.

### **Balcony**

A door from the kitchen opens onto a wooden balcony with a backdrop of trees and lovely views over the surrounding countryside, external steps lead down to the garden. There is ample room for a table and chairs on the balcony to enjoy alfresco dining and sunset watching with cocktails.

### **Exterior**

Pant Golau House sits in a lovely plot accessed via double metal gates and enclosed by stone walls and hedging. The double gates lead onto a large blue slate chipped driveway with space for several cars and access to the integral garage. A picket fence surrounds the immediate house and its patios seating areas and lawns. Steps lead down to the lower lawn area over looking fields and giving distant views towards sand dunes. Around the side of the house there is a patio with doors to the ground floor bedroom/reception room. There is also a set of steps to the balcony accessed from the first floor kitchen. The gardens extend to the side and include a charming stream which babbles down to the fields below. There are mature trees and bushes surrounding the property making it a haven for birdlife. The garden has a lovely sunny aspect facing south west and is the perfect spot for enjoying sunsets over the coast.

### **Owner's Thoughts**

It's hard not to fall in love with Pant Golau House, with its combination of rich biodiversity, views towards the sea and abundance of space both in the house and garden. It also has a unique 1970's heritage feel, and the interior decoration I carried out after my purchase celebrates this. I was also aware however of its enormous potential. As a large property in Snowdonia National park without any conservation restrictions on a perfect site, it had the opportunity to become a grand design/eco home in a very cost effective way. The work I carried out reflected this ambition. The new central heating system is predesigned to attach an air source heat pump, I was going to put in a huge double height kitchen dinner on the ground floor and render or add architecturally designed cladding to the house. And of course, the garden has so much potential! Sadly, current economic conditions mean that's no longer possible for me, but I will always have fantastic memories of the house and super friendly village.

### **Additional Information**

The property is connected to mains electricity and water. Drainage is private to septic tank. Heating is by a recently installed propane central heating system and the property is double glazed.

It is Council Tax Band E.

PLEASE NOTE; Japanese knotweed was identified in the grounds of this property. A professional treatment plan and insurance indemnity policy have been in place since April 2021 which includes a 5 year treatment and subsequent 2 year monitoring programme. The indemnity policy covers against potential recurrence. The vendor informs us the eradication plan has proved successful to date. Please ask for further details.

### **Pensarn and its Surrounds**

Pensarn is a picturesque, slightly elevated hamlet consisting of 14 properties that overlook Pensarn Harbour and its yacht moorings, Shell Island, beautiful local beaches and open farmland. It lies within the boundary of the Snowdonia National Park. The



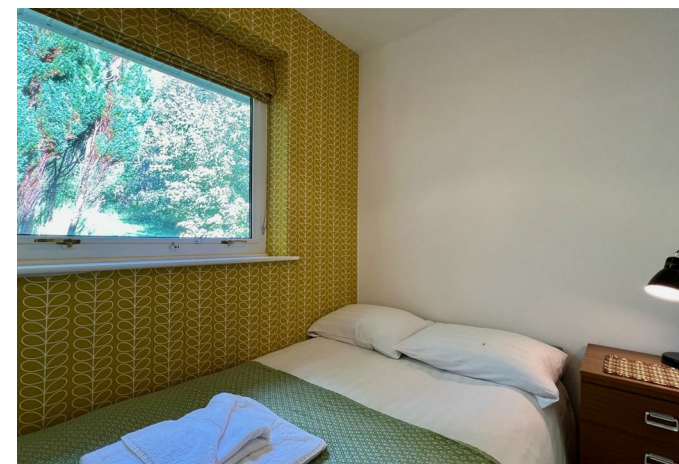


nearest beach is Llandanwg, about a 15 minute walk along the recently opened 'Wales Coast Path' or a five minute drive.

The village of Llanbedr with shops and three superb pubs/restaurants is less than a mile away on the A496 and can also be reached via a pleasant walk down a backwater single track lane. Harlech with its formidable World Heritage Listed castle, beautiful sandy beach and the internationally renowned Royal St David's links golf course is two miles north of the village. Further afield are the larger towns of Barmouth (8 miles) and Porthmadog (12 miles) which offer more shops and large supermarkets.

For those that require it, a private aircraft can be landed at Llanbedr airport which is about 3 miles from this property.

The nearest railway station is a five minute walk away located on the Cambrian Coastal Line which runs between Aberystwyth, Pwllheli and Shrewsbury, continuing to Birmingham and then beyond. Behind the village of Pensarn is the spectacular Rhinog mountain range that comprises varying hiking challenges for all abilities.









Pant Golau House

Approximate Gross Internal Area  
1884 sq ft - 175 sq m



GROUND FLOOR

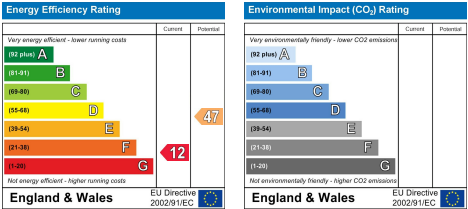
FIRST FLOOR

Not to Scale For Illustrative Purposes Only

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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

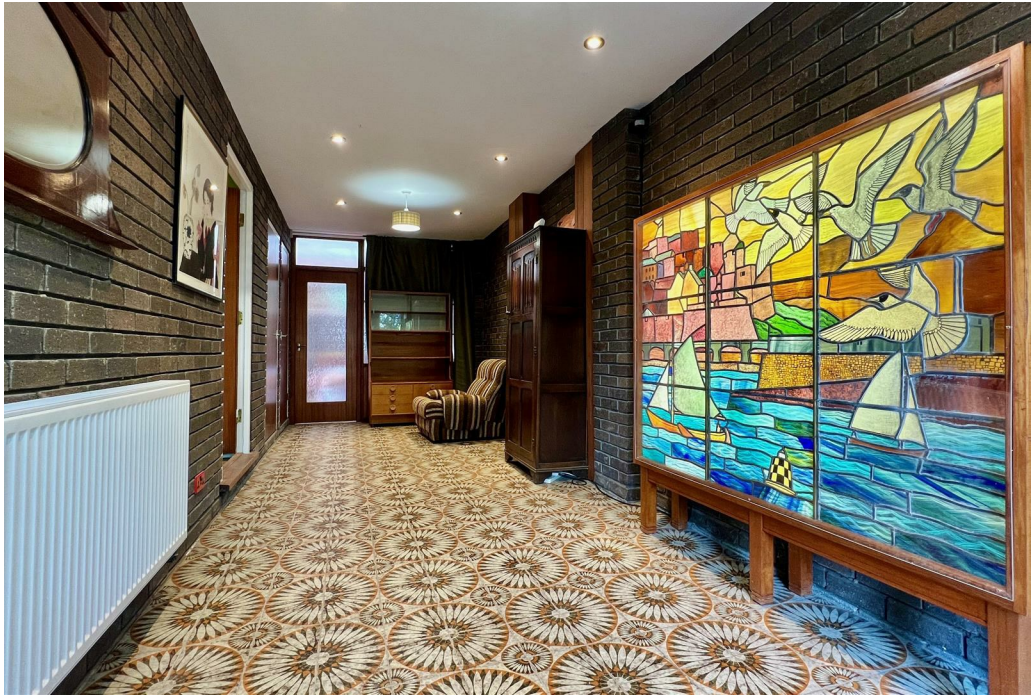
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information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