



## Garreglwyd

Barmouth | Merionethshire | LL42 1BL

£525,000

**MONOPOLY**<sup>®</sup>

BUY ■ SELL ■ RENT



# Garreglwyd

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A rare opportunity to purchase a historic detached house perched on the Rock plus two of the few remaining privately owned undeveloped pieces of land on the Rock and a detached outbuilding.

The house has not only the most incredible views but also parking for up to two cars which is a rarity for properties on the Rock.

The property has outline planning permission (recently lapsed with application to extend this permission is in process) for further extension and development of the house and also the construction of a detached garden room on a large piece of land which is adjacent to the house, across a public footpath with a fantastic view

This extremely interesting package provides an opportunity for new owners to acquire a very attractive detached stone built period house with fantastic views, 3 bedrooms, gardens and patios and, most unusually, vehicle access and parking.

Just below there is an additional plot of land and a stone outbuilding which is included in the sale and for which various options may be explored with the local planning department.

Opportunities to purchase this type of property, land and potential rarely arise on the Rock. Some finishing off work is required in the house which will allow new owners to put their stamp on this unique and quirky property.

- 3 bedroom detached period house, 2 plots of land and detached outbuilding
- Outstanding panoramic sea and mountain views
- Quirky and full of character and opportunity to add value
- Slate floors, log burning stove, beamed ceiling
- Parking for at least one car
- Lapsed outline planning permission for extension and development of the house (application to extend this permission is in process)
- Lapsed outline planning permission for erection of a detached garden room (application to extend this permission is in process)
- Lovely gardens and patios
- Workshop and shed in garden
- NO ONWARD CHAIN



### Entrance Hallway

12'1" 6'4" (3.69 1.95)

Original slate floors greet visitors to this charming characterful house and a wooden staircase rises to the first floor.

### Living Room

11'9" x 10'9" (3.6 x 3.3)

A room full of character inside and out, with window to the front providing fantastic views outside towards the mountains, the glorious sandy beach and busy historic Barmouth harbour. Internally, the room has original Parkay flooring, an exposed feature stone wall and an equally attractive part wood panelled wall. A beautiful room to relax and enjoy the lovely sunsets or keep warm and cosy on winter nights in front of the wood burner in slate surround on slate hearth.

### Dining Room

13'3" x 12'1" (4.04 x 3.69)

French doors open to the patio and provide the most glorious sea, mountain and harbour views. The room has original slate floors, a feature painted mural wall, a traditional stone fireplace and wood burning stove.

### Kitchen

16'3" x 9'3" (4.96 x 2.82)

Kitchen to the rear with bespoke solid wood kitchen cabinets & peninsula, original slate flooring, space for fridge/freezer, integrated electric oven and hob and door to the garden.

### Potential Wet Room/Store Room

5'8" x 4'9" (1.75 x 1.46)

A door from the kitchen opens to this room which has plumbing configured to create a wet room/WC but would equally make a fantastic walk in pantry.

### Bedroom 1

12'10" x 12'0" (3.92 x 3.67)

With stunning views from the dual aspect windows towards beach, mountains and Llyn Penisular. An amazing vista to wake up to or to fall asleep star & moon gazing over the ocean and twinkling lights of Barmouth Harbour. There is exposed wooden flooring, feature stone walling and ceiling beams.

### Bedroom 2

10'9" x 11'9" (3.3 x 3.6)

With rose designed painted floorboards, decorative traditional fireplace and more stunning views of the beach, harbour, mountains and the Fairbourne steam railway.

### Bedroom 3

6'4" x 8'6" (1.95 x 2.6)

A single bedroom to the rear with window looking out to the granite rock face which this house is nestled in front of. There is a deep window sill which could lend itself to being a window seat and exposed wooden floorboards. There is lapsed outline planning permission to extend this bedroom and provide access out from here to the raised terraces behind. (Application to extend this permission is in process)

### Family Shower Room

8'2" x 8'10" (2.5 x 2.7)

With white suite comprising of low level WC, hand basin and shower. Having exposed floorboards, part tiled walls, recessed spotlights and rooflight window.

### Utility

Adjacent to the dining room there is a large useful utility room with door to the front garden.

### Garreglwyd Outbuildings

In the garden there is a large workshop, a shed and log shed.





### **Garreglwyd Garden**

The garden is delightful, immediately in front of the house is a raised sun terrace bound by low stone walling from which to enjoy the spectacular views and hustle and bustle of Barmouth whilst enjoying the peace and nature in this private eyrie. There are further lawns and patios to the side, a log shed and workshop and impressive stonewalling and tiering creating tucked away patio areas, BBQ and seating spaces and steps up to the parking area.

### **Garreglwyd Parking**

A narrow road leads to Garreglwyd's private parking area where there is space for at least one vehicle. Neighbouring land is suitable for occasional parking if required. Viewers are advised that this access road is not suitable for all types of vehicle and we recommend that viewers initially arrive on foot and the vendors will advise on types of vehicle suitable for the terrain.

### **Garden Room Plot**

Near to the house, across a public footpath, there is a separate piece of land which also has commanding views of Barmouth Harbour, the Spit and the coast. There is lapsed outline planning permission to build a lovely garden room on this plot. (Details available on request, application to extend this permission is in process)) This can only be constructed and owned by the title owners of Garreglwyd.

### **Lower Level Plot**

Just below the house there is a further plot of land which is currently full of wild flowers and other vegetation. There are a few visible remains of a dwelling of some sort and new owners may wish to explore options with the local planning department to develop this piece of land in some capacity. Alternatively this is a charming piece of land which could make additional recreational area, seating area, formal garden or re wilding opportunity.

### **Storage Building**

Below the house and near to the lower level plot there is a detached stone building with roof which is currently used for storage and would be suitable for motor bike garaging, jet ski or other bikes, beach paraphernalia etc. It can be reached via a narrow paved lane can be accessed by small vehicles only.

### **Directions**

Walking directions - From the high street, head uphill just before the chemist. Keep going up the steep hill and around the sharp corner. Pass the new build house on left then come to a fork in paths stay on the lower one as if walking towards the harbour. Walk past 4 houses then fork left on to the public footpath which emerges just below Garreglwyd.

Alternatively to emerge at the parking area above the house - From the high street, head uphill just before the chemist. Keep going up the steep hill and around the sharp corner. Pass the new build house on left then come to a fork in paths take the upper road & continue to a clearing where you will see the Garreglwyd parking area above the property.



### Additional Information

The property is Freehold and Council Tax Band E. It is connected to mains electricity, water and drainage. Gas is also connected to the property but a heating system has not been installed. There are two operational multi-fuel burners. Lapsed outline planning permission has been granted for the extension and development of the house and for the construction of the garden room. Planning reference: C19/0167/00/LL. This is in the process of extension by the current owners.

A public footpath runs across the title of Garreglwyd, this runs in front of the house (outside of the garden) walls and boundary and between the house and the lower level plot of land.

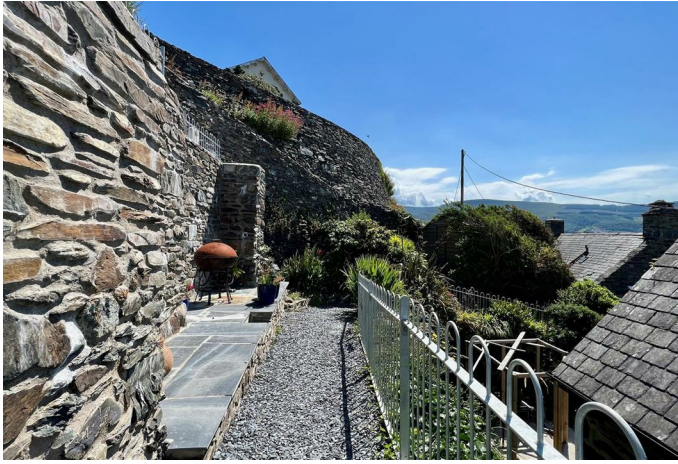
A narrow road leads to Garreglwyd's parking area where there is space for at least one vehicles. Neighbouring land is suitable for occasional parking if required. Viewers are advised that this access road is not suitable for all types of vehicle and we recommend that viewers initially arrive on foot and the vendors will advise on types of vehicle suitable for the terrain.

### Barmouth and Its Surrounds

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.

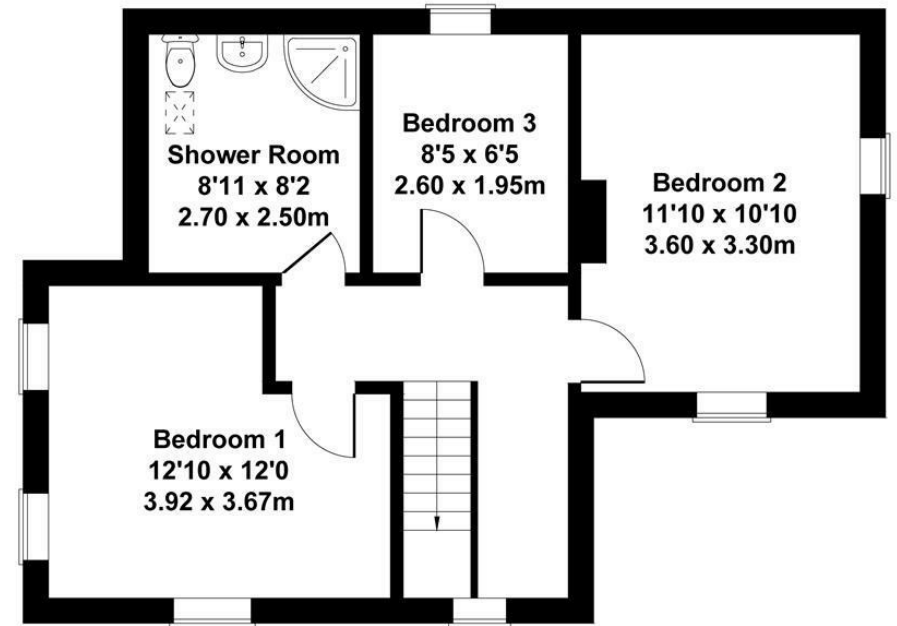
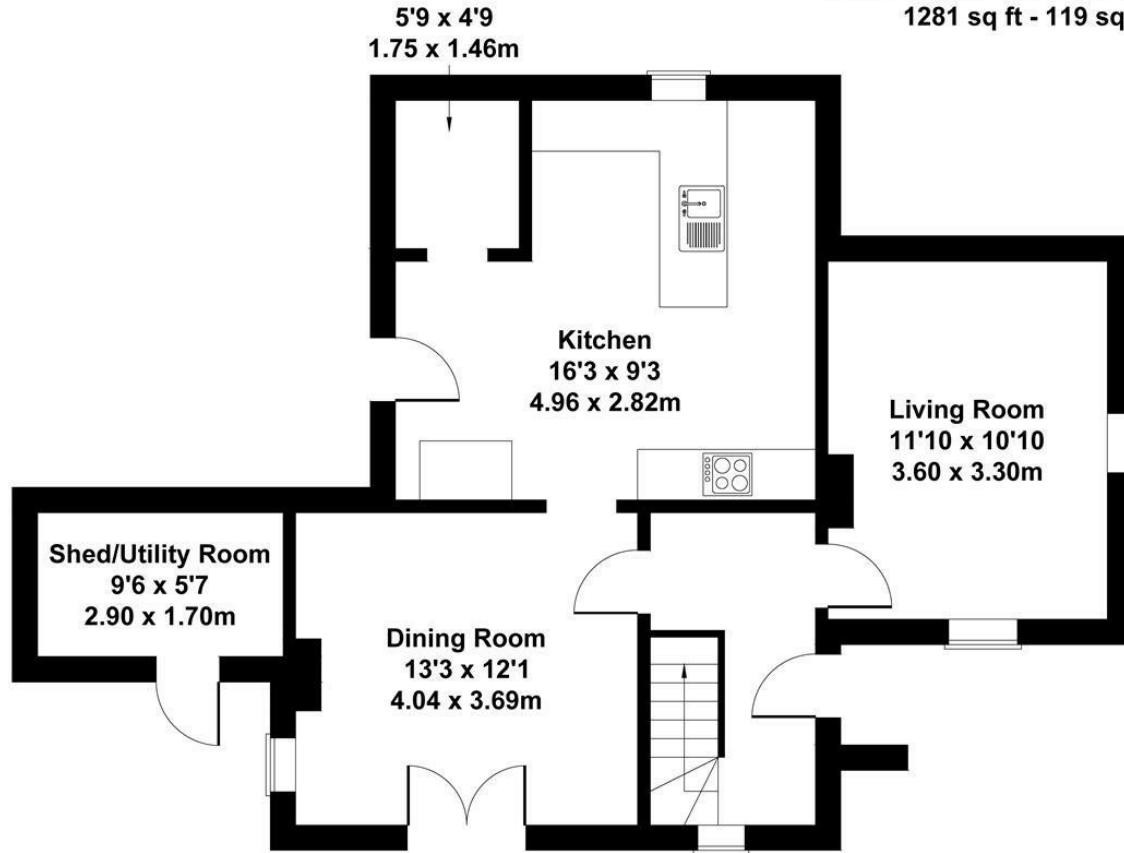






# Gareglwyd

Approximate Gross Internal Area  
1281 sq ft - 119 sq m



**GROUND FLOOR**

**FIRST FLOOR**

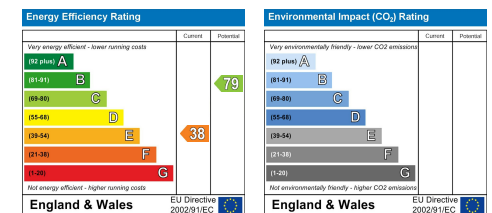
Not to Scale. Produced by The Plan Portal 2022  
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**MONEY LAUNDERING REGULATIONS 2003**

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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