



Frondirion

Barmouth | LL42 1TG

£850,000

MONOPOLY<sup>®</sup>

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# Frondirion

Barmouth | | LL42 ITG

Perched above the banks of the beautiful Mawddach estuary, this exceptional detached residence offers a unique blend of charm and modern convenience. Set within 1.58 acres of landscaped grounds, the property boasts breathtaking views of the Mawddach Estuary and the majestic Cader Idris mountain range to the front and a woodland backdrop to the rear.

Substantially extended and renovated to a very high standard, Frondirion retains its original character while offering contemporary comforts. Inside, you will find two spacious reception rooms with astonishing views that invite relaxation and social gatherings. The heart of the home is undoubtedly the superb kitchen diner, featuring a bespoke design complete with an AGA, perfect for culinary enthusiasts.

With four well-appointed bedrooms and three modern bathrooms, this residence is ideal for families or those seeking extra space. There is ample parking adjacent to the house plus a large detached garage/ workshop (7m x 9m approx), providing ample storage and workspace for hobbies or projects.

Throughout the home traditional features abound including exposed beams, A-frames, and wooden doors that enhance its character. The combination of quarry tiled and wooden flooring, along with a charming stone fireplace and a wood-burning stove, creates a warm and inviting atmosphere. A plethora of windows and high vaulted ceilings to the first floor rooms enhance the property's feeling of space and light.

This property is private and secluded, yet conveniently accessible, making it the perfect country coastal home for those who desire tranquility without isolation. Whether you are looking for a permanent residence or a holiday retreat, this stunning house is just 2.5 miles from the coastal resort and golden sands of Barmouth, 7 miles from the popular market town of Dolgellau is sure to impress. It has the Article 4 classification of C5 and can be used as both main residence and second home.

- Exceptional detached residence with astonishing views above the Mawddach estuary
- In 1.58 acres with breathtaking estuary views to the front and a woodland backdrop
- Renovated and recently extended to a very high standard
- 2 reception rooms, 4 bedrooms and 3 bathrooms
- Newly built large detached garage/workshop (7m x 9m approx)
- Full of traditional character, exposed beams, stone fireplace with log burning stove
- Bespoke kitchen with AGA
- Fully double glazed with central heating, broadband speed 100MB
- Large utility/boot room with underfloor heating
- Article 4 class C5





### **Sitting Room**

17'7" × 15'1" (5.37 × 4.60)

Spacious and light with bay window to the front framing the beautiful estuary and mountain views. A door opens to the front terrace. Full of character with exposed wooden flooring and beamed ceiling. A wooden staircase rises to the first floor.

### **Lounge**

21'10" × 13'4" (6.66 × 4.07)

The large inglenook stone fireplace with wooden lintel and wood burning stove holds pride of place. Dual windows and a fully glazed door provide magnificent views to the front. Characterful with exposed wooden flooring and beamed ceiling.

### **Kitchen/Diner**

17'3" × 14'11" (5.27 × 4.57)

A bespoke kitchen/diner with bay window and stable door to the front. Having a range of wall and base units, solid wood counter and central island with 5 ring propane hob and extractor over. There is space for an American style fridge freezer, a integrated dishwasher, white ceramic sink and cream AGA.

A large dining area comfortably houses a large dining table and chairs, there is exposed wooden flooring, contemporary tiling and recessed spotlights.

### **Utility/Boot Room**

32'9" × 6'6" (10 × 2)

An enviable sized boot room/utility, perfect for holding muddy/sandy boots and shoes and outdoor clothing. With a door to outside and doors to the kitchen/diner and the sitting room. This large room has underfloor heating beneath a quarry tiled floor, space and plumbing for a washing machine and a tumble drier, a ceramic sink and base units with a solid wooden counter over.

### **Ground Floor Cloakroom/WC**

6'6" × 5'2" (2 × 1.6)

With quarry tiled floor, low level WC and hand basin. Door to utility room and window to the side.

### **First Floor Landing**

With large storage cupboard and rooflight windows.

### **Principal Bedroom**

16'9" × 13'4" (5.12 × 4.07)

Dual windows to the front provide water and mountain views and dual windows to the rear look over the woodland. This spacious double benefits from both an en-suite and dressing room and has exposed wooden flooring and A frame beams.

### **En-Suite Principal Bedroom**

6'8" × 3'5" (2.05 × 1.05)

With white suite comprising of shower cubicle, low level WC and hand basin. With exposed wooden flooring, heated towel rail and roof light window.

### **Bedroom 2**

17'11" × 8'10" (5.47 × 2.7)

A further large double with dual windows providing water and mountain views, exposed wooden flooring and A frame beams.

### **Family Bathroom 1**

8'5" × 5'8" (2.58 × 1.75)

Serving bedroom 2 and 3, with white suite comprising of wood panelled bath with shower attachment over, low level WC and hand basin. With heated towel rail, contemporary tiling, exposed wooden flooring and roof light window.

### **Bedroom 3**

17'5" × 9'8" (5.31 × 2.97)

A triple bedroom with dual windows to the front providing water and mountain views, exposed wooden flooring and A frame beams plus a raised 'crog loft' providing an additional sleeping area.









#### Bedroom 4

20'11" x 7'4" (6.4 x 2.25)

A fourth double bedroom, to the rear of the property with exposed wooden flooring, two roof light windows plus window to the side with views up to the woodland and over the garden. Between the shower room and this bedroom is a small inner lobby.

#### Family Bathroom 2

Serving bedroom 4, with white suite comprising of large walk in shower with attractive contemporary tiling, low level WC, hand basin, heated towel rail, exposed wooden flooring and window to the side.

#### Detached Garage/Workshop

22'11" x 29'6" (approx) (7 x 9 (approx))

The long driveway extends over to the newly constructed very large detached garage/workshop with electric roller door to front and pedestrian side door, power and lighting.

#### Exterior

The property sits in 1.58 acres of lawns and woodland. It is approached by a long blue slate gravel driveway with ample parking for cars, boats and other vehicles. To the front there is an slated patio overlooking the water with a large Scandinavian log burning hot tub which is included in the sale - perfect for enjoying the spectacular view al fresco all year round. To the side is a large slate roof log store.

#### Additional Information

The property is connected to mains electricity. It has a private borehole water supply located on Frondirion's land with pressure system and filtration system installed in 2022 and maintained annually. Drainage is to septic tank also on Frondirion's land. It is fully double glazed with oil fired central heating.

The large Scandinavian log burning hot tub is included in the sale price, all other furniture and fittings are available by separate negotiation.

Broadband speed 100 MB

It is approached by an adopted road. A small section in front of Frondirion's private gate to driveway is shared in part by the neighbouring property and we understand Frondirion has full vehicle and access rights across this.

Article 4 classification: second home (class C5)

#### Directions

About 2.5 miles from Bontddu, heading towards Barmouth, the road bends to the left around a white fronted house. Take the turning on the right, on the apex of the bend, opposite the house. Once in the side road, go past the first turning on the right and take the second, steep lane, which has a red post box at its start. Keep wide on all the bends and keep going up until the road forks. Take the left fork into the private drive and Frondirion is on your left. Go through the five bar gate and up the slate driveway to the house.

What3words - ///probably.trump.harmony

#### 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.



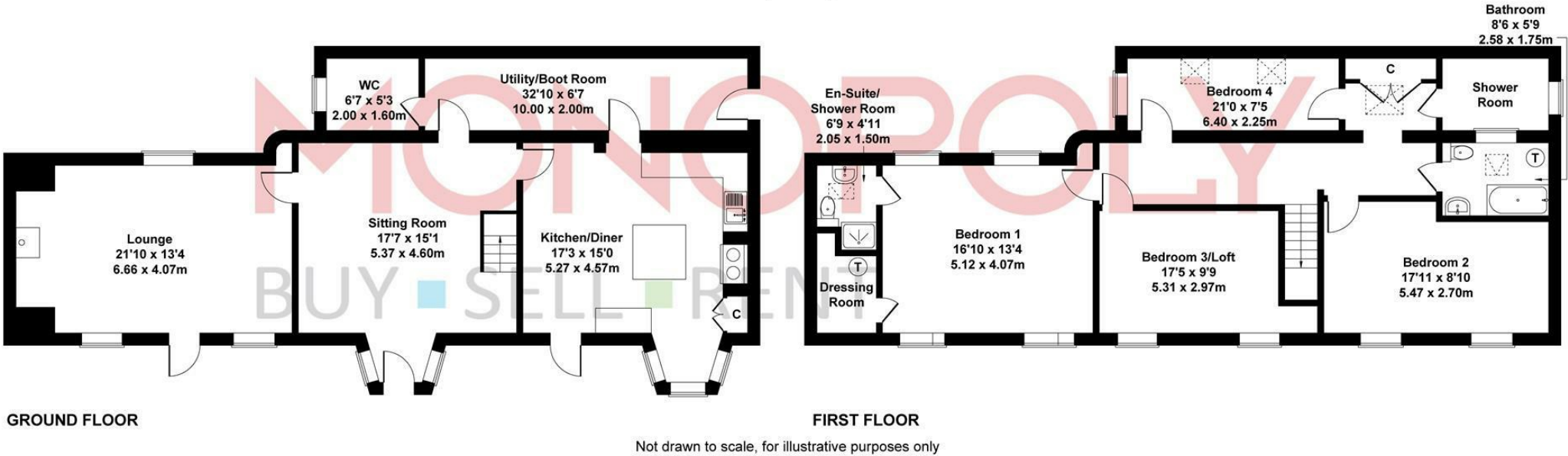






Frondirion Barmouth, Gwynedd, LL42 1TG

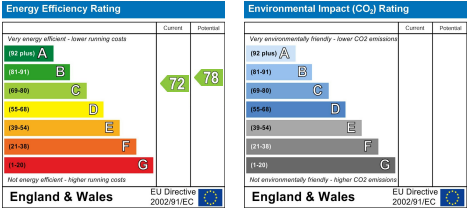
Approximate Gross Internal Area  
2185 sq ft - 203 sq m



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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