



Bwth Carron

Barmouth | LL42 1BL

£315,000

MONOPOLY

BUY ■ SELL ■ RENT



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Bwth Carron is a delightful three-bedroom detached Welsh stone cottage with a fascinating history, brimming with character and offering stunning sea views. Perched up on the historic Rock, this property provides a serene retreat from the hustle and bustle of Barmouth below and yet is within minutes' walk of the vibrant high street and the beautiful beach.

Traditional features abound including beamed ceilings, exposed stone walling, exposed wooden floorboards and wooden wall panelling. There are lawned gardens to front and a delightful "secret" garden to the rear to explore, both with awesome sea and estuary views.

The front facing double bedrooms boast breathtaking views of the sea and there is a cosy lounge, a well equipped kitchen, first floor shower room plus an additional WC accessed from the garden. A large store/workshop is the perfect home for outdoor furniture, equipment and beach paraphernalia.

For those who love the outdoors, the hills of Dinas Oleu are right behind, providing endless opportunities for scenic walks and exploration right from your doorstep.

With a C6 classification this property currently operates as a very successful holiday rental and would also make a wonderful coastal home. With contents included it is ready to move into and enjoy immediately.

In summary, this enchanting stone cottage in Barmouth is a rare find, perfect for anyone seeking a character-filled home or investment property with stunning views and a connection to the great outdoors. Don't miss the chance to make this charming property your own.

- Traditional detached Welsh stone cottage with expansive sea views
- 3 bedrooms
- Wealth of traditional features, beamed ceiling, exposed stone walling, exposed floorboards
- Gardens to three levels, with flat lawns and seating areas
- Quiet tucked away location on the historic Rock
- Walking distance of High Street and beach. Hill and mountain walks from the door
- Fully double glazed
- Furniture included
- Class C6, succesful holiday let with NO ONWARD CHAIN



History

The cottage was owned at one time by Mrs Fanny Talbot who lived at Tyn y Ffynnon (above) and who gave the hillside, Dinas Oleu, to the National Trust at its inception in 1895 - the first piece of land to be owned by the National Trust. On Fanny Talbot's death, Bwth Carron was bequeathed to Canon Hardwick Rawnsley, one of the three founder members of the National Trust.

The cottage has subsequently been in the same family since 1951.

Lounge

10'8" x 10'8" (3.26 x 3.26)

A cosy characterful lounge with incredible sea views, beamed ceiling, exposed painted stone walling, coal effect electric fire in stone fire place, tiled floor, some wood panelling to walls and space for dining table and chairs.

Kitchen

10'3" x 6'4" (3.13 x 1.95)

Well designed with tiled floor and beamed ceiling, wall and base units with wood effect laminate counter over. Electric cooker, microwave, under-counter fridge, stainless steel sink and drainer.

Bedroom 1

10'0" x 8'0" (3.05 x 2.44)

A charming double bedroom with incredible sea views, exposed wooden flooring, wood panelled walls, vaulted ceiling and hand basin with hot and cold water.

Bedroom 2

9'4" x 7'9" (2.85 x 2.38)

A further attractive double bedroom with incredible sea views, exposed wooden flooring, small fitted wardrobe and hand basin with hot and cold water.

Bedroom 3

6'2" x 5'6" (1.9 x 1.69)

A single room with view to the side and exposed wooden flooring.

Shower Room

4'7" x 4'7" (1.41 x 1.41)

With white suite comprising of WC, quadrant shower, pedestal sink and electric heated towel rail.

External WC

10'1" x 5'3" (3.09 x 1.62)

Steps from the garden lead up to the external WC where there is low level WC, sink in vanity unit and heated towel rail. Window to the front.

External Store Room

9'7" x 8'11" (2.94 x 2.73)

A very useful store room/workshop with power and lighting.

Gardens

The gardens extend to three levels and are delightful mix of flat lawns with fabulous views and seating areas, mature bushes and shrubs, including a magical tucked away secret garden to the rear!

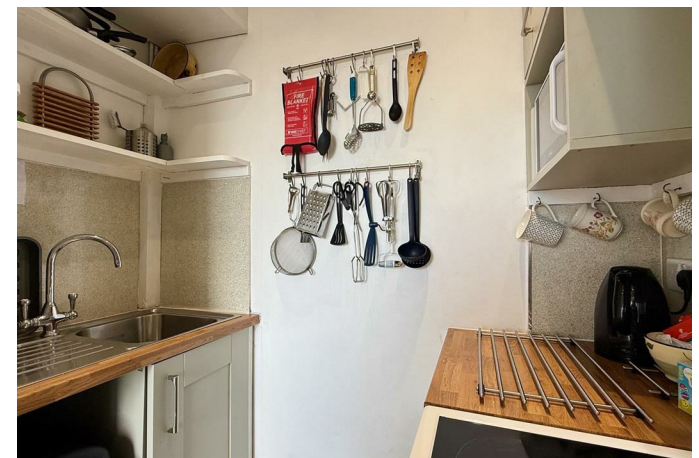
Additional Information

The property is connected to mains electric, water and drainage. It is fully double glazed with electric heating. It is understood that there is mains gas close to the property.

Please note there is no vehicular access to the property which is approached via steps and paths from the High Street.

Parking permits are available for the long stay council car park.

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.

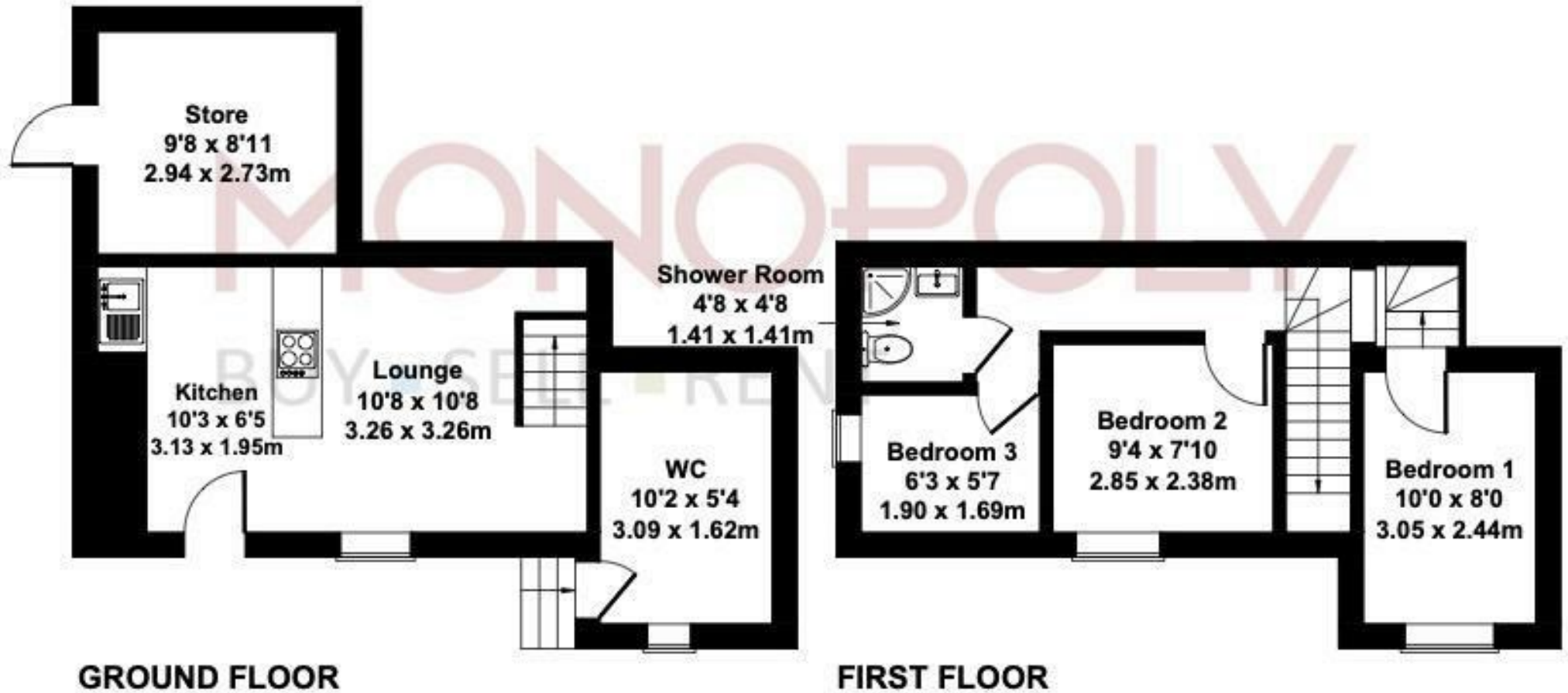






Bwth Carron, Barmouth

Approximate Gross Internal Area
657 sq ft - 61 sq m

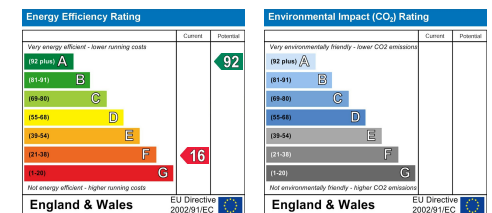


not drawn to scale for illustrative purposes only

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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