



Cader Betti

Barmouth | LL42 1DQ

£395,000

MONOPOLY[®]

BUY ■ SELL ■ RENT



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Sited in a wonderful location above Barmouth, this unique coastal residence offers breathtaking panoramic views of the beautiful Mawddach Estuary, Barmouth Bay, the iconic Barmouth Bridge, and the stunning mountains of Cader Idris. This historic four/five-bedroom property is truly unique boasting well-maintained gardens and terraces that enhance its appeal, along with the added benefit of a self-contained self-catering annex which could provide a healthy income potential.

The main house features a spacious layout, comprising two reception rooms, two comfortable bedrooms, a study, a kitchen/sitting room, a utility room, and two bathrooms. The original stone-built structure has been thoughtfully extended with a blend of block and timber, creating a spacious living space that retains its character while offering ample room for family living.

The self-contained annex, which includes two bedrooms, a kitchenette, a lounge, and a bathroom, presents a versatile opportunity. It could serve as a separate living space for guests or be easily incorporated into the main property, depending on your needs.

Both the main residence and annexe benefit from the panoramic views and tranquil surrounds. The garden is wonderful and mature with lawns, patios, garden buildings and a vegetable plot, all facing the coastline and mountains.

Cader Betti is perfectly situated, providing a serene retreat with peace and tranquillity, yet it is just minutes away from Barmouth's vibrant high street and sandy beaches. Additionally, the popular market town of Dolgellau is within easy reach, offering further amenities and attractions.

While the property has been well maintained, new owners will wish to undertake some modernisation to bring the interior up to date.

This is a rare opportunity to own a piece of history in a stunning location, making it an ideal choice for those seeking a coastal lifestyle with the potential for personalisation.

- Unique period house with spectacular views overlooking Barmouth Bay, Mawddach estuary and Cader mountain ranges
- 4/5 bedrooms, 3 reception rooms, 3 bathrooms, large kitchen plus utility and home office
- Permission for operation of self catering holiday annexe
- Wonderful mature garden with beautiful views and outbuildings
- Driveway parking for at least 3 cars plus a garage building
- Tranquil location but minutes from Barmouth high street and sandy beach
- Flexible accommodation
- Well maintained but requiring updating and modernisation
- Gas central heating with EPC E
- NO ONWARD CHAIN



The History of Cader Betti

This charming house has a wonderful history and dates back to the late 1800's. It was allegedly built for Lady Elizabeth Legge; a lady in waiting for Queen Victoria - Lady Elizabeth. Extended over the years, it has been in the current family for several decades and is sure to be a home deeply cherished for many years to come by new owners.

Main Residence

The accommodation for the main house is on the ground floor and consists of a private entrance, two reception rooms, large kitchen/sitting room, 2 double bedrooms and a study. There is a large utility room and two bathrooms. The annexe accommodation can be kept completely separate with its own private entrance or easily recombined through via a connecting door into one large residence.

Side Entrance and Entrance Hall

6'2" x 4'6" (1.88 x 1.39)

A door from the drive leads to a private inner hallway for the main house with doors off to the kitchen and lounge. The hallway has a picture window to the front with incredible views over to Barmouth bridge.

Lounge

19'0" x 12'9" (5.8 x 3.9)

With dual aspect windows designed to maximise the wonderful views and a feature stone fireplace and electric fire. There is a serving hatch into the kitchen.

Kitchen/Sitting Room

17'3" x 13'7" (5.28 x 4.16)

This light and airy room has a well equipped kitchen area as well as a convivial seating area. The kitchen has a range of wall and base units, breakfast bar and serving hatch into the lounge. With an eye level oven/cooker, gas hob and space for fridge freezer.

Benefitting from a larder unit and built in pantry. A window to the side looks over the garden to the side and there is an exposed ceiling beam adding character.

Dining Room

12'7" x 14'0" (3.85 x 4.29)

The formal dining room is adjacent to the kitchen with window to the garden, built in cupboard and electric fire.

Study/Home Office/Hobby Room

5'3" x 7'6" (1.62 x 2.3)

This room would make a perfect home office, study of hobby room and benefits from beautiful views through the window to the front.

Utility

13'3" x 4'1" (4.05 x 1.26)

The large utility has dual aspect windows and door to the garden. It has a tongue and groove ceiling and walls, space for fridge freezer, space for a washing machine, space for dishwasher and sink and drainer. There is a range of base units with counter over.

A door leads to the ground floor bathroom.

Ground Floor Bathroom

6'0" x 3'11" (1.85 x 1.2)

With half sized bath and shower over, low level WC and hand basin. Tongue and groove ceiling and part tiled walls.

Bedroom I

12'7" x 16'8" (3.85 x 5.09)

With high picture window to the front and beautiful estuary views, this large bedroom also has a range of fitted wardrobes.





Bedroom 2

10'4" × 9'3" (3.17 × 2.82)

A good sized double with window to the side looking over the garden.

Ground Floor Shower Room

5'6" × 4'6" (1.68 × 1.39)

Adjacent to Bedroom 2 and benefitting from shower cubicle, handbasin in vanity unit, low level WC, fully tiled walls and obscure window to rear.

Front Porch

3'3" × 6'0" (1.01 × 1.84)

The second ground floor entrance has a charming porch with wooden doors and red tiled floor and further wooden entrance door to the inner hallway. This entrance can be private to the self catering annexe if required.

Front Hallway

13'2" × 4'9" (4.02 × 1.45)

The hallway has door off to the annexe ground floor bathroom and WC and stairs to the rest of the annexe accommodation. A door leads into the main house which can be closed for complete separation and privacy.

Self Catering Annexe

The self catering annexe is accessed from the front porch and hallway which means that this can be fully self contained, separate and private to the main house. A lockable connecting door can be opened to recombine this accommodation into the main property if desired.

It comprises of a ground floor bathroom and WC and on the first floor, there are 2 double bedrooms, kitchen, lounge (or additional bedroom) and spacious landing. It has permission to be used as a commercial holiday unit.

Annexe Ground Floor Bathroom

5'4" × 7'6" (1.65 × 2.29)

With white suite comprising of bath with shower over and hand basin. Window to the front.

Annexe Ground Floor WC

5'1" × 3'1" (1.57 × 0.94)

Low level white WC. Window to the front.

Annexe Kitchen

9'10" × 6'4" (3.02 × 1.94)

With window to the rear, tongue and groove walls, stainless sink and drainer. There is space for additional cooking facilities and a fridge if desired, base units and counter. A window looks out to the garden.

Annex Lounge/Bedroom 5

13'0" × 14'0" (3.98 × 4.27)

With breathtaking views from the large bay window to the front. Ideal as a lounge or third bedroom for the annexe.

Annexe Bedroom 1

8'10" × 11'11" (2.71 × 3.64)

A double with dual aspect windows and estuary and mountain views, sloping ceiling with part tongue and groove.



Annexe Bedroom 2

11'9" x 8'0" (3.60 x 2.46)

A further double with window to the rear, built in cupboard and sloping ceiling with part tongue and groove.

Garage/Outbuilding

To the front and side is parking for 3 cars and to the rear is an old garage/outbuilding (not accessible by vehicles).

Exterior

The garden is delightful with lawns, patios, mature trees and shrubs, and wonderful views in all directions. There is a variety of garden sheds, a green house and vegetable plot.

Additional Information

The property is connected to mains electricity, gas and water. Drainage is private to cesspit. It benefits from gas central heating.

The original house is stone built under slate roof with later extensions of block and timber.

Article 4 Classification

We are advised that the property has a C3 classification and the Annexe C6 which means that the house can be used as a primary residence and the annexe can be used for a commercial holiday rental.

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,



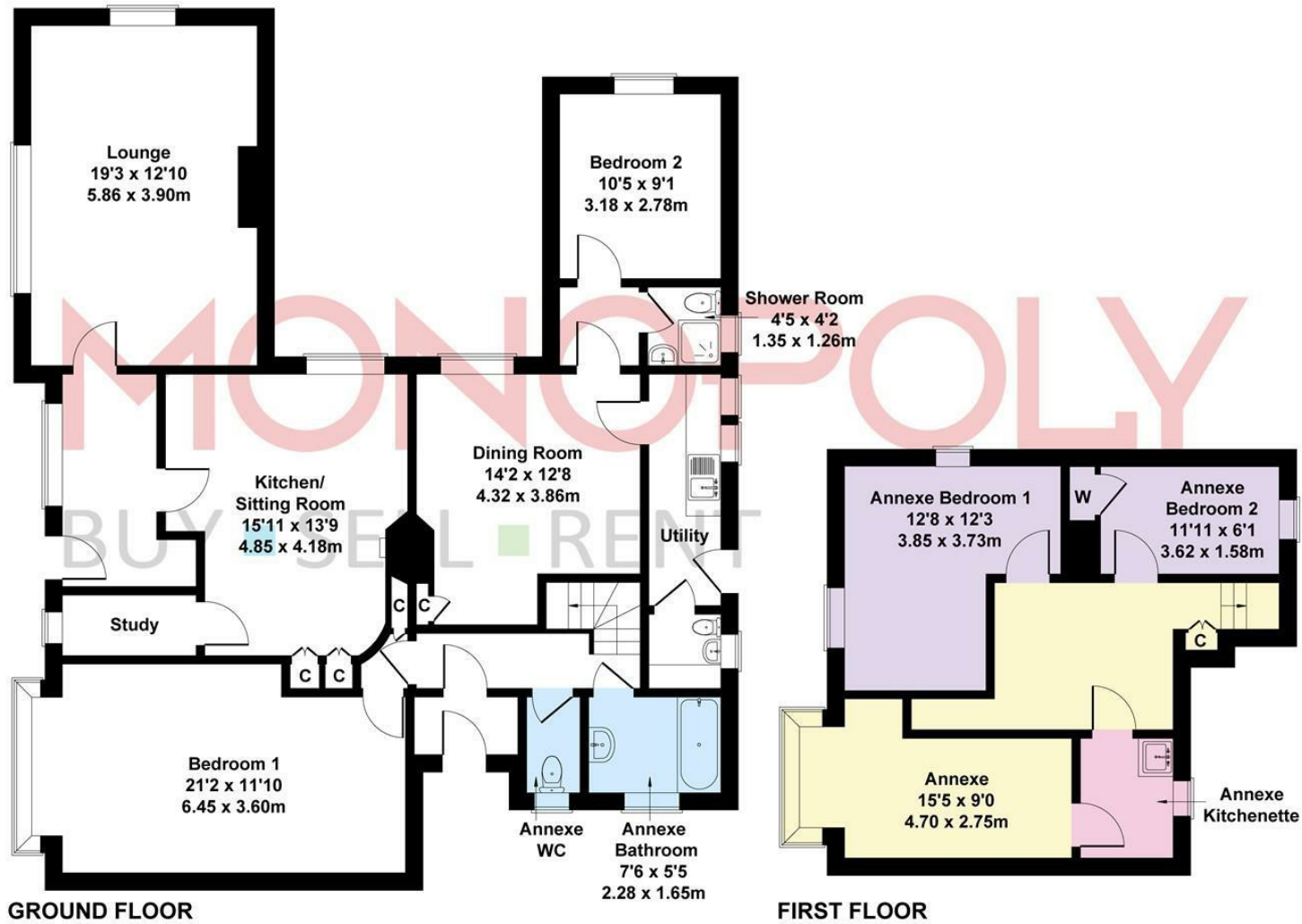


paddle-boarding, kayaking, and of course swimming in the sea from the beautiful golden sand beach. The train station in the middle of the town provides easy links up and down the coastal line or regular trains directly through to Birmingham and beyond.



Cader Betti

Approximate Gross Internal Area
1851 sq ft - 172 sq m

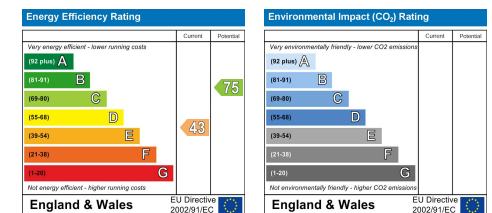


Not drawn to scale for illustrative purpose only

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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