



## Ceilwart Uchaf

Llanaber Barmouth | | LL42 1YS

£945,000

**MONOPOLY**<sup>®</sup>

BUY ■ SELL ■ RENT



# Ceilwart Uchaf

Llanaber Barmouth || LL42 1YS

An opportunity of a lifetime for coastal lovers to live and work in one of the most beautiful areas of Wales known affectionately as the Welsh Riviera famous for spectacular sunsets, dark skies and shooting stars.

For sale is not only a beautiful 17th century farmhouse full of character with approximately 8 acres of land and breathtaking panoramic sea and mountain views, but also a well established holiday rental business with a detached 2 bedroom holiday bungalow plus a static 6 berth caravan.

In summary included in the sale is:

- \* 5 Bedroom 17th century Farmhouse (owner's accommodation)
- \* Detached 2 bedroom bungalow - Woodland Roost
- \* Static 6 berth caravan
- \* Large two car garage/workshop
- \* Approx 8 acres including mature garden, lawns, woodland and approx 5/6 acres of grazing land. Further land is available for purchase.

Family owned for many years, providing new owners with extremely flexible accommodation combined with the potential to further develop the holiday rental business and generate additional income. There is ample space in the grounds for glamping pods etc (subject to planning permission).

The farmhouse itself is steeped in history and character, with traditional fireplaces, exposed beams and even a stone spiral staircase. It also benefits from a large garage /workshop.

The main farmhouse is energy efficient with recently installed Valliant air source heat pumps and photovoltaic panels gaining an EPC score of D (62)

The bungalow and caravan all have private gardens or seating areas and there is plentiful parking including 13 amp charging points for an electric car (this can be upgraded).

Approached by a long private tarmac road with large parking area, the estate sits in an elevated position with commanding views and even contains the original Victorian stone built Barmouth drinking water reservoir (now disconnected) with potential for conversion (subject to planning). This closed stone building is mentioned in early guide books.

- 17th Century farmhouse plus holiday rental accommodation
- Stunning sea and mountain views.
- Energy efficient with recently installed Valliant air source heat pumps and photovoltaic panels with an EPC score of D (62)
- 4 Reception rooms, large kitchen plus utility, conservatory and 2 ground floor WC's
- Beautiful landscaped gardens with mountain stream, woodland and fields set in approximately 8 acres
- Close proximity to sandy beaches and Barmouth town
- 5 bedrooms, three with en-suites, two with dressing rooms also
- A unique Victorian solid stone bunker part underground. Previously an underground (now empty), reservoir. Ripe for conversion and so solid its roof could potentially be investigated for use as helipad! Ideal for a busy commute
- Established holiday rental income with scope for future development - 2 bedroom detached bungalow and static caravan
- Extremely well maintained with WiFi to all properties



Hillside, woodland and coastal walks are on the doorstep. A stroll down hill leads to a glorious sandy beach, and it is approximately a mile to the bustling resort of Barmouth. A main line station gives access to the Midlands, London and beyond, as well as Birmingham Airport. It is not surprising that property has provided a thriving holiday business for generations, being both a bed and breakfast providing afternoon tea for walkers and also operating as a self catering business for the current owner. The property has been maintained to an exceptionally high standard with recent replacement flat roof and (all new) work certified by building control.

The vendor informs us that 2025 the bungalow provided a gross income of between 18k to 20k and with an occupancy rate of approximately 200 days, with other potential business opportunities and Ceilwart Uchaf can provide new owners with a very comfortable income.

#### **17th Century Farmhouse**

The historic farmhouse dating from 1645 is full of character and original features with exposed beams, stone fireplaces and even a stone spiral staircase. It benefits from three reception rooms, one an impressive dining hall with large stone inglenook fireplace, bay window and sunroom porch overlooking the sea, the other a lovely lounge with more coastal views and French doors opening to the garden.

A further sitting room has the potential to be an ideal cinema or games room. Door leads into a large conservatory which opens out to the large sun terrace with glass and glazed balcony with panoramic views overlooking the coast. Ample space for a hot

tub, outdoor kitchen, barbecue area or even a pool.

The large kitchen with dining area has been recently extended and is well equipped with a range of wall and base units plus peninsular island with seating. The appliances include an under counter fridge freezer, and space for a dishwasher and large induction range style cooker. Adjacent is the laundry utility and WC. A further large utility area, off the kitchen offers extra pantry space.

Completing the ground floor is a large library/study/sitting room with beautiful views and a private door out to a seating area to the front. This room is ideal for those requiring a room to run a home business (consultancy/beauty etc) as has its own private entrance.

The main staircase leads to a large landing with cosy reading nook.

On the first floor there are 5 bedrooms, three with en-suite, and two sharing a further bathroom. All except one have the most spectacular views over Cardigan Bay.

The principal bedroom has en-suite bathroom, dressing room, private staircase and vaulted beamed ceiling, there is a second bedroom with dressing room and en-suite. A third bedroom is a spacious double bedroom with feature Victorian fireplace and also a private staircase. This bedroom benefits from a large en-suite with both a spa bath and a separate large shower. The remaining 2 further bedrooms have lovely sea views the front and share a shower room with a steam spa shower unit.





### **Woodland Roost 2 Bed Bungalow**

A detached bungalow with woodland gardens and a stream running close by. This delightful property has been recently refurbished and comprises of two double bedrooms and a large open plan lounge/kitchen. There is a family bathroom and not only a conservatory to the front but also a sun room to the rear. There are gardens to front and rear and a large balcony and patio from which to enjoy the spectacular coastal views. There is even a little bridge which crosses the stream to a woodland path and bluebell wood. The bungalow has full planning permission as a holiday let property and as such is exempt from second home council tax levies and also meets the annual requirement of 182 nights bookings. The majority of contents and furnishings can be included on the sale.

The vendor informs us that 2025 the bungalow provided a gross income of between 18k to 20k and with an occupancy rate of approximately 200 days, with other potential business opportunities and Ceilwart Uchaf can provide new owners with a very comfortable income.

### **6 Berth Static Caravan**

A 6 berth Cosalt Madeira 2004 static caravan sits in its own private garden with patio and views over the beautiful coastline and is connected to all services with propane central heating.

There is also a small shed with power and water adjacent.

### **Garage/Workshop**

17'0" x 23'11" (5.2 x 7.3)

This large open fronted garage is dry lined and tanked and has space for two cars or would equally be an ideal workshop/garage. The garage and sun terrace above were built just 8 years ago. The garage has power, lighting and water and could be divided to make a workshop and garage area.

### **Barmouth Closed Reservoir**

An interesting piece of Barmouth history is located in the grounds. This mainly subterranean stone built reservoir is a feat of Victorian engineering and was the drinking water supply to Barmouth for many years. It is now disconnected. Full survey plans are available.

Ripe for conversion and so solid its roof could potentially be investigated for use as helipad!



## Exterior

The grounds are beautiful with landscaped terraces, woodland and a cascading stream. The property is sheltered in the lee of the hillside facing the coast and consequently in a light and sunny position with spectacular panoramic views across Cardigan bay and positioned to enjoy spectacular sunsets. There are lawns, flower beds, mature bushes and shrubs and a bluebell wood. There is a fig tree and an apple tree and a space for a vegetable garden. The cascading stream leads down to a pond. Subject to planning, the area adjacent to the pond would make a lovely spot for mobile sauna complemented by quick dip in the fresh water mountain pond. All the accommodation benefits from private seating areas, there are terraces, patios and balconies galore. A long private road with roadside lawn (shared short section from main road with owner's cottage) leads up to the property where there is an abundance of parking plus the garage. There is ample room to create a private entrance road for the property by utilising the roadside lawn (with permission)

There is also ample room in the grounds for glamping pods (subject to planning permissions).

In front of the house is the garage/workshop and large sun terrace.

In addition to the approximately 5 to 6 acres of grazing land included in the sale, there is further road side land available to purchase.





#### **Additional Information**

The properties have been exceptionally well maintained. They are connected to mains electricity and all properties benefit from a private water supply. All water is treated by filtration and UV and undergoes quality testing by Gwynedd Council on an annual basis.

The main farmhouse is energy efficient with recently installed Valliant heat pumps and photovoltaic panels and an EPC score of D (62)

The bungalow has low energy electric radiator heating and the caravan propane gas central heating. Drainage at Ceilwart Uchaf is private to a concrete ring soak-away system with approved building control certification and registered with NRW.

There is a public foot path which runs across part of Ceilwart Uchaf's land. The footpath follows the private road leaving below the property's extensive gardens then further away follows the rear field wall. This is not in direct proximity to the house or bungalow. Details available from the Estate Agent.

Further details of the plot on offer are available from the Estate Agent.

#### **History of Ceilwart Uchaf**

An inscription on an inglenook beam dates the oldest part of the property back to 1645 where there are exposed truck frame timbers. The farmhouse itself is mentioned in old guide books and its proximity to an old drover's road suggests that this may have provided accommodation to drovers as they made their journey with their dogs and Welsh Black Cattle to market in London.

#### **Llanaber and Barmouth**

Llanaber is a coastal village just 0.7 miles north of

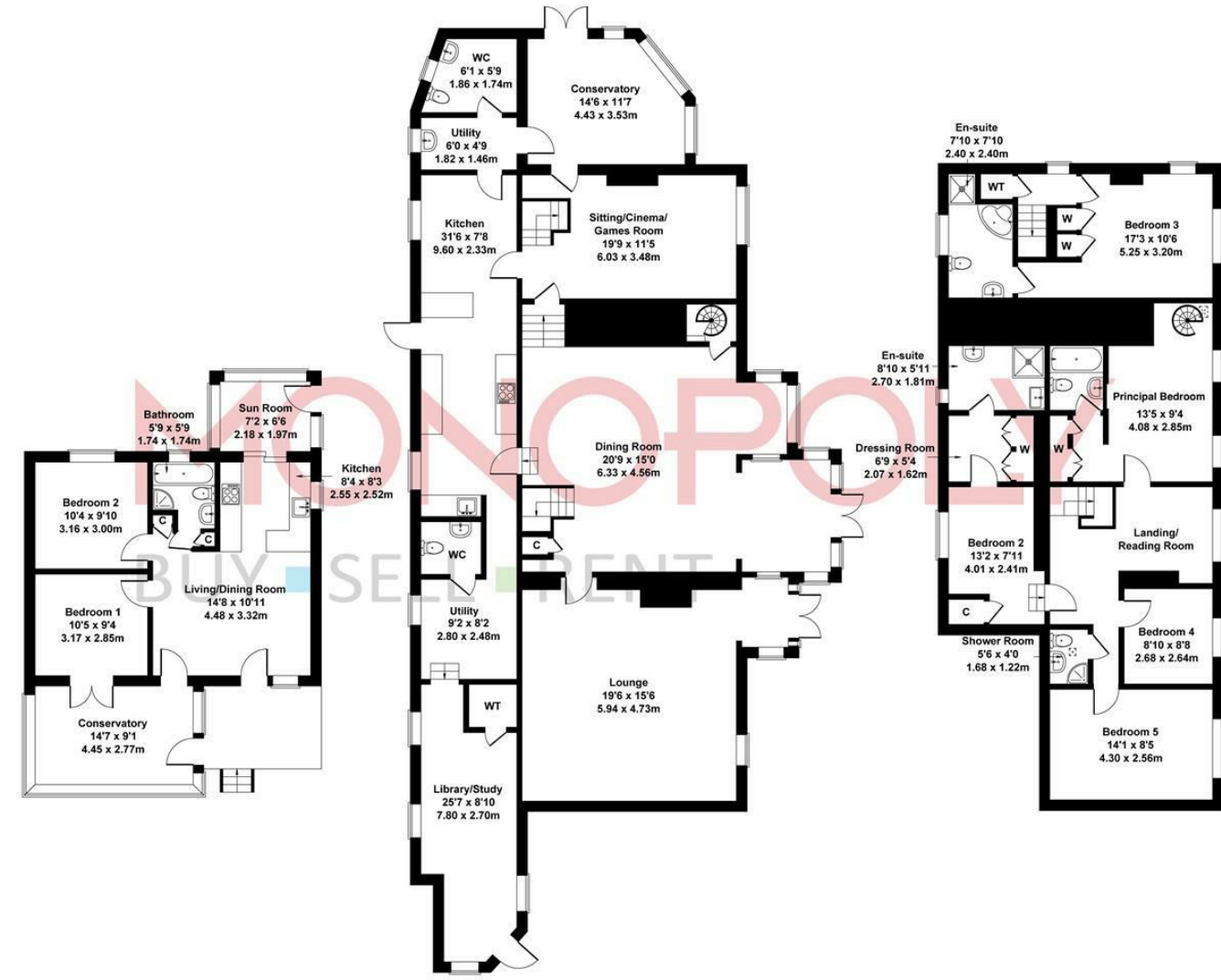
Barmouth. It has the Irish Sea and Cardigan Bay to the west and the Rhinog mountains to the East. The Welsh Coastal Path and beautiful sandy beaches are just a short walk down hill from the property. It has a Grade I listed 13th century church (St Mary's) and inside this is an inscribed ancient footbridge stone from Ceilwart.

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.



**Ceilwart Uchaf**  
Approximate Gross Internal Area  
4219 sq ft - 392 sq m



**Woodland Roost**  
Detached Banglow

**GROUND FLOOR**

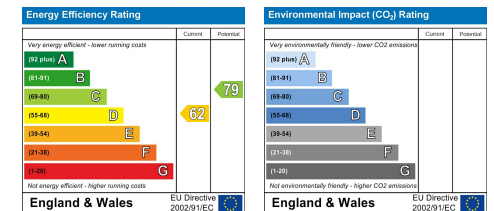
**FIRST FLOOR**

Not 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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