

Tom Parry

Bodowen Lodge Barmouth, Barmouth, LL42 1TF

Offers in the region of £645,000

Bodowen Lodge Barmouth, Barmouth, LL42 1TF

A beautifully restored and extended three-bedroom lodge of historic character, nestled within approximately 3 acres of private grounds. Formerly a gate house, this unique residence has been thoughtfully and comprehensively renovated, blending period charm with refined modern living in an exceptional rural setting.

The property sits gracefully within its generous landholding, surrounded by mature woodland, open clearings, and sweeping natural scenery. To the front are unbeatable sea and mountain views.

The property has recently undergone a comprehensive renovation programme which has elevated every aspect of this home, with a calm, contemporary interior palette, quality finishes, and an effortless flow between rooms.

The single storey property features inviting living spaces with generous natural light, while the bespoke kitchen/diner provides a stylish heart to the home — ideal for both everyday comfort and entertaining. In addition there are three beautifully appointed bedrooms, all with stylish and contemporary en-suite facilities.

Externally, the lodge is framed by charming stonework, landscaped areas, and natural woodland, creating a sense of seclusion and timeless rural beauty. This is a property that offers not just a home, but a lifestyle — one defined by space and nature.

A truly exceptional opportunity to acquire a fully renovated historic property in the perfect setting.

Accommodation comprises:

REAR ENTRANCE HALL
4.86 x 1.17 (15'11" x 3'10")
Open space leading directly into kitchen/dining with doors into

CLOAKROOM
2.07 x 1.20 (6'9" x 3'11")
Contemporary fittings including low level W.C. with concealed cistern, wash hand basin, obscured window to rear

WALK IN STORAGE/UTILITY SPACE
2.02 x 1.31 (6'7" x 4'3")
Useful storage area containing "Glow Worm" boiler

KITCHEN/DINER
5.61 x 3.54 (18'4" x 11'7")
Luxurious kitchen beautifully fitted with wall and base units including integrated fridge/freezer, oven, microwave, induction hob with extractor hood above, laminate worktops, sink and drainer unit, open to dining area with original alcove cupboards and feature "fireplace", two windows to front with far reaching sea and mountain views

LOUNGE
3.76 x 3.40 (12'4" x 11'1")
Nestled in the original part of the property with feature log burning stove on slate hearth, window to front with far reaching views, door to outside

BEDROOM 1
5.18 x 3.65 (16'11" x 11'11")
Bay window to front with stunning sea and mountain views, two windows to side, door leading to

EN-SUITE
1.36 x 2.97 (4'5" x 9'8")
Shower enclosure, low level W.C., with concealed cistern, wash hand basin with vanity unit below, obscured window to rear

BEDROOM 2
3.59 x 3.19 (11'9" x 10'5")
Window to side, door leading to

EN-SUITE
1.94 x 2.39 (6'4" x 7'10")
Fully tiled shower cubicle with rainfall head shower, wash hand basin, low level W.C., tiled floor, shaving socket, two skylight windows

BEDROOM 3
3.61 x 3.59 (11'10" x 11'9")
Window to side, door leading to

EN-SUITE BATHROOM
3.29 x 2.20 (10'9" x 7'2")
Panelled bath, fully tiled shower enclosure, wash hand basin with vanity drawers below, low level W.C., skylight window, glass bricks to rear

EXTERNAL
The property is set back from the road and entry into ground is via a newly laid tarmacadam driveway.

There is approximately 3 acres of land belonging to the lodge - a mixture of woodland, natural clearings, rock face and gardens - ample spaces to sit and soak up the spectacular views.
If required further land could be made available to purchase.

EXTERNAL UTILITY
4.42 x 2.36 (14'6" x 7'8")
Base units with worktops above, space and plumbing for washing machine, private water supply treatment system, concrete floor

GARAGE
8.61 x 6.63 (28'2" x 21'9")
Newly built with electric doors - perfect for storage of larger vehicles

STORAGE SHED
5.86 x 9.09 (19'2" x 29'9")
Steel structure for additional storage - currently being used as a workshop, complete with separate room housing shower and wash hand basin.

LOCATION
The property is located approximately a 5 minute drive to the classic seaside resort of Barmouth “where the mountains meet the sea” Residents can lose themselves in the rugged landscapes of Snowdonia National Park or stroll along the quaint streets lined with colourful shops, restaurants and cafes. There are good local bus services and the nearby stations along the Cambrian Coastline railway provide excellent links to nearby towns, including Porthmadog and Harlech, with regular services to the Midlands and beyond. Whether it's hiking, beachcombing, or simply soaking in the tranquil atmosphere, Barmouth is timeless and captivating place to live

SERVICES
Private water supply - borehole
Private drainage - treatment plant newly installed
Mains electricity
LPG central heating system

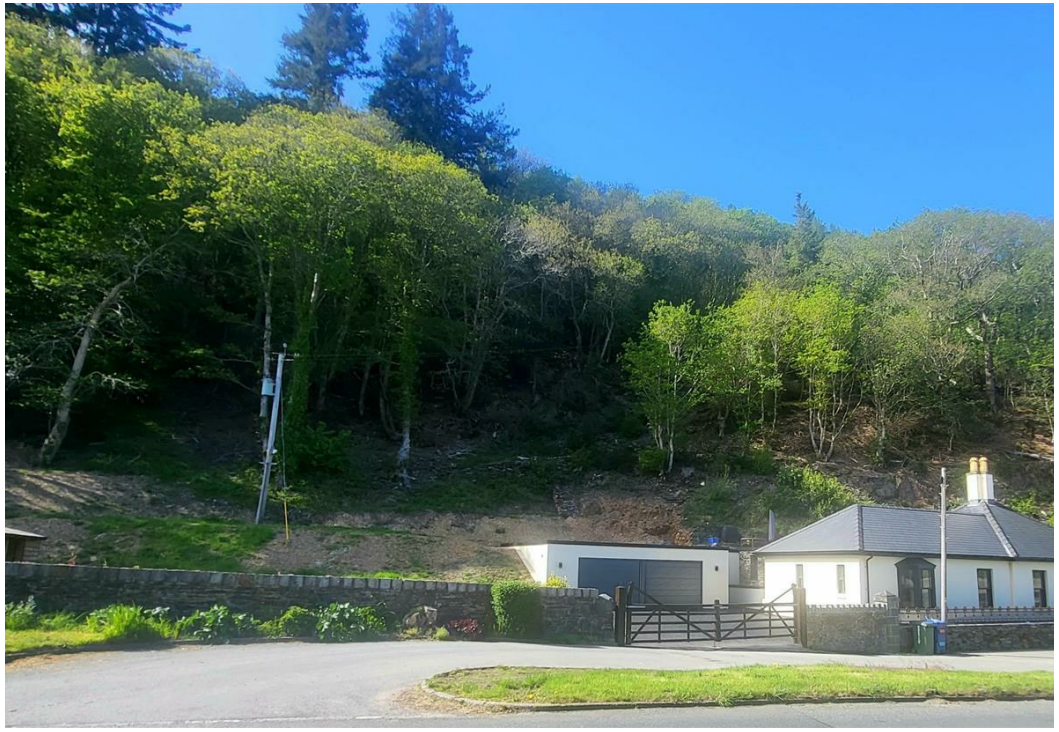
MATERIAL INFORMATION
Freehold property of standard construction.
Gwynedd Council tax band C















Total area: approx. 212.6 sq. metres (2288.6 sq. feet)



Energy performance certificate (EPC)

Bodowen Lodge BARMOUTH LL42 1TF	Energy rating **D**	Valid until:	**19 May 2036**
		Certificate number:	**8200-5638-0222-4604-3563**

Property type	Detached bungalow
Total floor area	91 square metres

NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.

THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.

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