



Stoneleigh

Barmouth | LL42 1YT

£1,200,000

MONOPOLY[®]

BUY ■ SELL ■ RENT





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In a sensational setting, Stoneleigh is a handsome Victorian coastal home lovingly restored and refined, blending period style with modern luxury. It enjoys commanding sweeping panoramic views across Cardigan Bay to the Llyn Peninsula.

This unique 3 reception, 6 bedroom, 3 bathroom home offers a wonderful opportunity to enjoy coastal living at its finest and is just a short stroll away from the glorious sandy beaches and bustling resort of Barmouth.

Iconic wrap around cedar wood verandas on two levels seamlessly connect the interior with the breath-taking views of the coastline, flooding with light and allowing the gentle sea breezes to drift through the house. With a south westerly aspect, the most glorious sunsets can be enjoyed from the comfort of the home.

The accommodation is over 4 floors, both living and dining rooms open out to the verandas and large bay windows to the kitchen and home office creating yet more opportunity to enjoy the views. Four bedrooms face the coast and two benefit from hill and woodland views. A snug/cinema room with log burning fire is perfect for wet weather days and a large utility adds to the home's versatility.

The Lusso Stone bathrooms are luxurious, one has a freestanding bath, as does the principal bedroom with the bath positioned cleverly to overlooking the sea.

The extremely high spec bespoke White Kitchen Company kitchen has Ceaserstone mineral worktops and a range of high-end appliances including WIFI controlled ovens and hob.

In mature gardens with ample parking for several vehicles and boats, life can be quiet and gentle here but with the vibrant Barmouth resort with harbour, beach and array of amenities including a Michelin recognised restaurant, this property combines coastal adventure with comfort and charm.

This superbly located home by the sea, is enhanced by Cat 6 superfast internet, rewiring, replumbing and installation of oil fired central heating in addition to the extensive renovations since 2021.

- Beautifully renovated coastal period property with exceptional sea views
- 6 bedroom, 3 bathroom, 3 reception rooms
- Iconic verandas on two levels
- Extremely high spec kitchen from the White Kitchen Company
- Luxury Lusso Stone bathrooms including two freestanding baths
- Cinema room with log burning stove
- Uninterrupted sea view across Cardigan Bay, Llyn Peninsula and Bardsey island
- Large driveway with parking for several cars, boats etc
- Walking distance to glorious sandy beaches and Barmouth amenities
- Extensively renovated including rewiring, plumbing, heating and Cat 6 superfast broadband



Entrance Hall

Handsome bespoke double oak doors open to the entrance hall on the ground floor with engineered oak flooring, period coving and cornicing and staircase to first floor and to the lower ground floor. On this floor there is the large dining room, kitchen and utility plus snug and cloakroom. The dining room opens to the cedar wood veranda.

Dining Room

15'8" x 12'1" (4.8 x 3.7)

Having breathtaking sea views and large patio doors opening onto the veranda. With engineered oak flooring, electric coal effect fire contemporary fire in feature surround and garden views from the windows to the side.

Breakfast/Kitchen

22'6" x 15'0" (6.87 x 4.59)

One of the many highlights of Stoneleigh is the standout kitchen. The extremely large and high end kitchen is bespoke from the White Kitchen Company. The wall and base units have painted solid oak doors with oak shelving interiors, there is a large central island and breakfast bar and Ceaserstone mineral worktops and splashbacks.

The appliances include: 2 Siemens ovens, with steam and WIFI controls, a double ceramic Rangemaster sink with Quooker tap, electric WIFI controlled induction hob, Smeg dishwasher and under counter fridge.

The room itself is stunning with a large bay window with window seat and sea views, oak flooring and feature exposed steel ceiling beam.

Snug/Cinema Room

12'5" x 11'9" (3.8 x 3.6)

Living up to its name, this cosy room has a log burner under stone lintel and views to the garden and hills.

Utility

16'6" x 7'6" (5.03 x 2.3)

With a range of wall and base units with granite counter over, Belfast sink, space and plumbing for both a washing machine and a tumble dryer with linen drawer beneath. There is also space for a large American style fridge freezer. There is a door to the side and window to the front.

Cloak Room

5'2" x 4'7" (1.6 x 1.4)

White suite comprising of low level WC and hand basin in vanity unit. With tiled floor, obscure window and original stained glass door. A further door leads to the water tank and boiler.

Lower Ground Floor

Accessed from the driveway and with steps to the front door, on this level is a large living room, home office and shower room. The living room has access to the second large wrap around veranda.

Living Room

22'7" x 16'10" (6.9 x 5.15)

A fantastic open space with fantastic sea views and patio doors opening to the veranda. A further door opens to the parking area and stairs rise to the ground floor.

Home Office

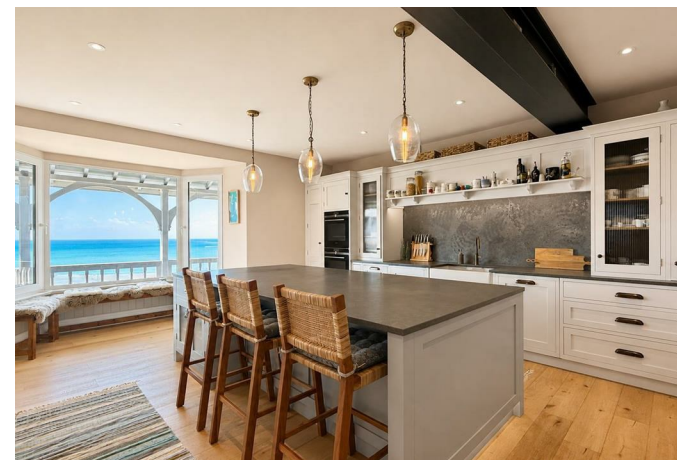
14'5" x 10'5" (4.4 x 3.2)

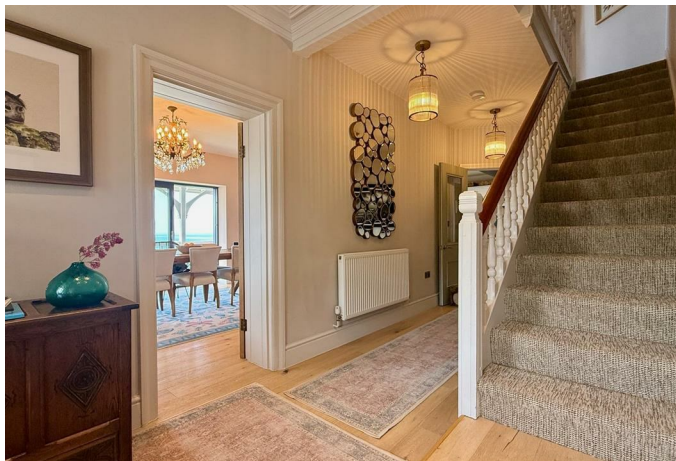
A wonderful spot to work! An office with a view through the bay window facing the sea. With engineered oak flooring and additional windows to the front and side

Shower Room (Lower Ground Floor)

10'9" x 3'11" (3.29 x 1.2)

With Lusso Stone bathroom suite comprising of shower, hand basin in vanity unit, low level WC, heated towel rail, touch screen mirror and tiled floor and part tiled walls.





First Floor

On this floor are four bedrooms, a family shower room and walk in dressing room. With a large landing and stairs to the second floor.

Principal Bedroom

15'1" × 12'4" (4.6 × 3.78)

A luxurious king sized bedroom with expansive sea views and an Italian freestanding stone resin bath positioned in front of the fully opening window.

Bedroom 2

15'8" × 12'4" (4.8 × 3.77)

A second king sized room with views of hills and trees through the window to the side.

Bedroom 3

9'2" × 12'5" (2.8 × 3.8)

A double with views of hills and trees through the window to the side.

Bedroom 4

15'1" × 18'8" (4.6 × 5.7)

A double with views of hills and trees through the window to the rear.

Shower Room (First Floor)

9'5" × 11'5" (2.89 × 3.5)

Beautifully appointed with marble floor and marble tiles, original stained glass door and Lusso Stone bathroom suite comprising of double sink in granite vanity unit, bidet, shower with gilt taps, WC and bidet. Heated towel rail.

Dressing Room/Potential Bathroom

6'9" × 10'5" (2.06 × 3.19)

A large walk in dressing room with two obscure glass windows and wood laminate flooring. There is also plumbing in situ for conversion to a bathroom if required.

Second Floor

On the top floor there are two large bedrooms with sea views and an additional bathroom.

Bedroom 5

15'8" × 18'8" (4.8 × 5.7)

A king sized room with sea views from the dual windows to the front and garden, town and mountain views through the window to the side. This spacious room has exposed ceiling beams and some restricted headroom.

Bedroom 6

15'1" × 18'8" (4.6 × 5.7)

With sea views through the two windows to the front, exposed ceiling beams and space for a king sized bed. There is also a large built in storage cupboard.

Bathroom (Second Floor)

9'5" × 11'5" (2.89 × 3.5)

With Lusso Stone bathroom suite comprising of freestanding bath, shower with drench attachment, hand basin in vanity unit and low level WC. Beautiful antique tiling and heated towel rail. Two roof light windows with views of the hills and trees.



External

Stoneleigh benefits from gardens with a south westerly aspect, sunny with sea views and lawns rolling down towards the coast with fields at the bottom. There is a large driveway with ample parking for several cars, boats etc, feature stone walling and plenty of colour from mature bushes and shrubs. A real highlight are the dual verandas restored to their former glory and providing exceptional areas to sit and enjoy the view, being part covered they provide shelter from sun and rain! The lower veranda also benefits from a hot and cold water shower, perfect for rinsing off after a day on the beach.

Additional Information

The property is freehold and connected to mains electricity, water and drainage. It is fully double glazed with oil fired central heating installed. There is Cat 6 superfast internet installed.

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.

Disclaimer

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provide proof of identity, address and source of funds/source of wealth information when an offer is made and before any sale can proceed. We ask for your cooperation to minimise delays.

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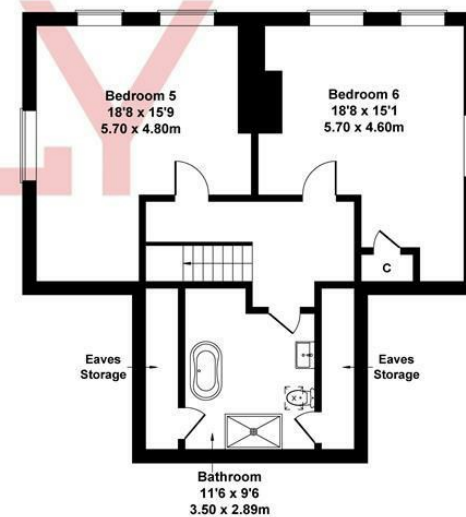
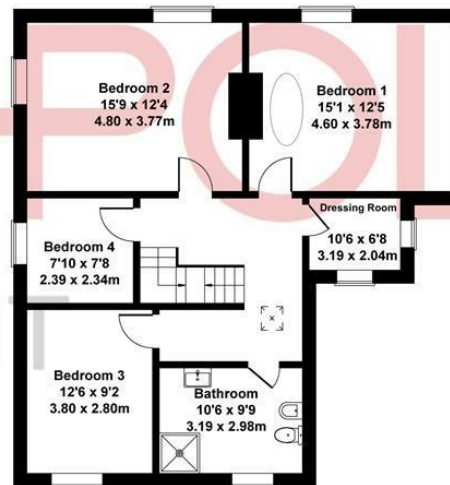
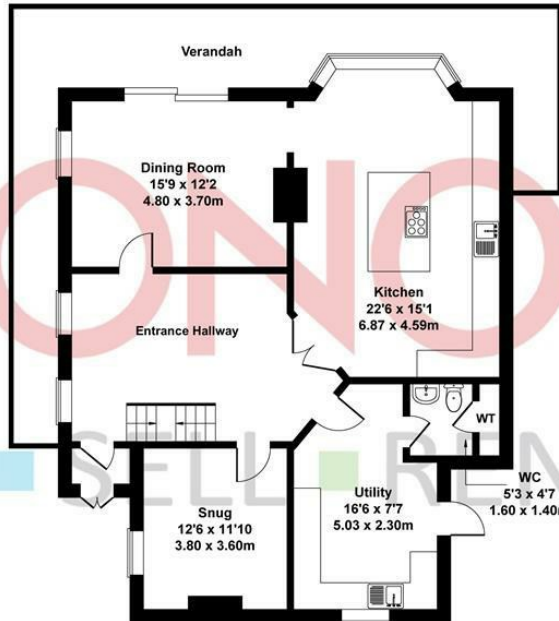
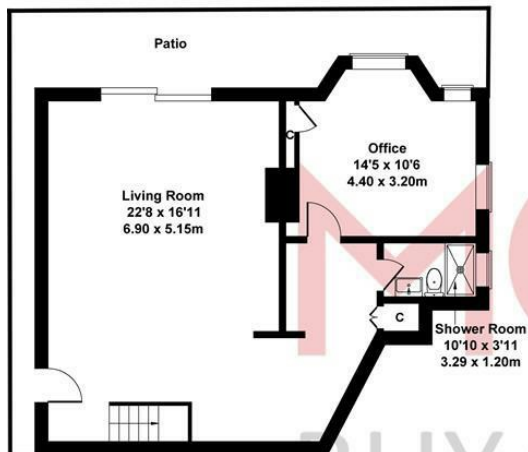
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especially if travelling some distance. The availability of the property should also be checked before travelling to view.

Stoneleigh

Approximate Gross Internal Area
3337 sq ft - 310 sq m
(Excluding Eaves Storage)



Not to Scale. Produced by The Plan Portal 2026
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 MISDESCRIPTORS ACT 1991

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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Current	Target	Passive	Current	Target	Passive
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-91) A			(81-91) A		
(81-65) B			(61-80) B		
(55-80) C			(35-60) C		
(29-54) D			(15-34) D		
(13-28) E			(6-14) E		
(7-12) F			(1-5) F		
(1-6) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	







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