



Tom Parry

Flat A, Hafod Y Bryn , Llanbedr, LL45 2LP

Offers in the region of £325,000

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A Third of a Grand Period Manor House with Endless Potential and rich in literacy history.

Set within tranquil grounds, this substantial portion of an impressive manor house offers a rare opportunity to create a truly distinguished home. Bursting with period charm and original architectural details, the property retains high ceilings, ornate corning, sash windows and feature fireplaces throughout.

Although the accommodation would benefit from modernisation, it provides an exceptional canvas for imaginative renovation and restoration. Generously proportioned rooms allow for flexible living arrangements, while the property enjoys lovely views over substantial mature gardens and surrounding countryside and even a slice of your own private woodlands.

Originally built as a rectory, Hafod Y Bryn was extended in the late 19th Century to serve as a holiday retreat for the prosperous London barrister, Samuel John Pope QC. In the 1950's the property was divided into 3 separate dwellings.

The house further boasts a rich literary connection. Beatrix Potter stayed here during the summer of 1905, documenting her visit in "A Holiday Diary". Throughout the property there are numerous charming stained glass windows featuring unusual characters believed to have inspired some of Potter's beloved tales.

Representing a unique chance to own part of a historic residence, this character home combines grandeur, space and scope in equal measure — perfect for those seeking a rewarding project with unmistakable heritage appeal.

Accommodation comprises: (all measurements are approximate)

Entrance door into

GROUND FLOOR

ENTRANCE HALL

2.6m x 6.3m. Period tiled floor, original staircase leading to first floor, door and stairs leading to cellar, doors leading to

LOUNGE

4.5 x 6.8 (14'9" x 22'3")

Feature period fireplace, original ceiling detailing, wooden floor, dual aspect windows to front and side with feature stain glass

DRAWING ROOM

7.2 x 4.4 (23'7" x 14'5")

Feature brick fireplace with inset log burning stove and wooden surround, period feature ceiling details, wooden floor, window to front

KITCHEN

4.4 x 3.7 (14'5" x 12'1")

Fitted with a range of wall and base units including free standing oil fired cooking range, "Belfast sink", integrated fridge/freezer, wooden worktops, tiled floor, door leading to

UTILITY ROOM

Boiler for oil fired central heating system, tiled flooring, space and plumbing for washing machine, door leading to outside

INNER HALLWAY

3.0 x 1.3 (9'10" x 4'3")

Generous space for storage with door leading to

CLOAKROOM

With low level WC and wash hand basin

FIRST FLOOR

LANDING

3.7 x 3.5 (12'1" x 11'5")

Generous space with doors leading to

BEDROOM 1

5.8 x 4.6 (19'0" x 15'1")

Feature tiled fireplace, wooden flooring, dual aspect windows to front and side with sea views

BEDROOM 2

4.5 x 5.8 (14'9" x 19'0")

Feature blank fireplace, wooden flooring, window to front, door leading to

EN-SUITE

1.2 x 1.6 (3'11" x 5'2")

Fitted with shower cubicle and wash hand basin

BEDROOM 3

3.0 x 4.6 (9'10" x 15'1")

Feature fireplace, windows to side and rear, fitted carpet

BATHROOM

2.7x 2.5 (8'10"x 8'2")

Coloured suite comprising panelled bath, low level WC, wash hand basin, window to front

OFFICE/STORAGE

5.2 x 1.4 (17'0" x 4'7")

With Samuel John Pope's own monogrammed feature glass window

CELLAR/BASEMENT

7.6m x 4.5m total floorspace. Concrete flooring, exposed stone walls, ideal space for extra storage

EXTERNAL

A single track driveway leads to the property with parking space for 2 vehicles. Detached garage.

Hafod Y Bryn A includes a substantial garden laid mainly to lawn with mature and colourful planting. There are numerous areas for seating and abundant potential to create vegetable plots, flower beds and more decorative features.

A private footpath through some of the grounds leads into the village of Llanbedr.

LOCATION

Located on the out skirts of Llanbedr - a popular village situated on the western coastal fringe of the Snowdonia National Park through which runs the Afon Artro. The village is served by a well stocked convenience store, hairdressers, two public houses, Country House Hotels, a primary school and the village church. It benefits from a regular bus service and a rail station along the Cambrian Coastline railway provides excellent links to nearby towns including Porthmadog and Barmouth with regular services to the Midlands and beyond.

SERVICES

Mains water, drainage and electricity.

Oil fired central heating.

MATERIAL INFORMATION

Freehold property of stone construction.

Primary residence

Gwynedd Council tax band E



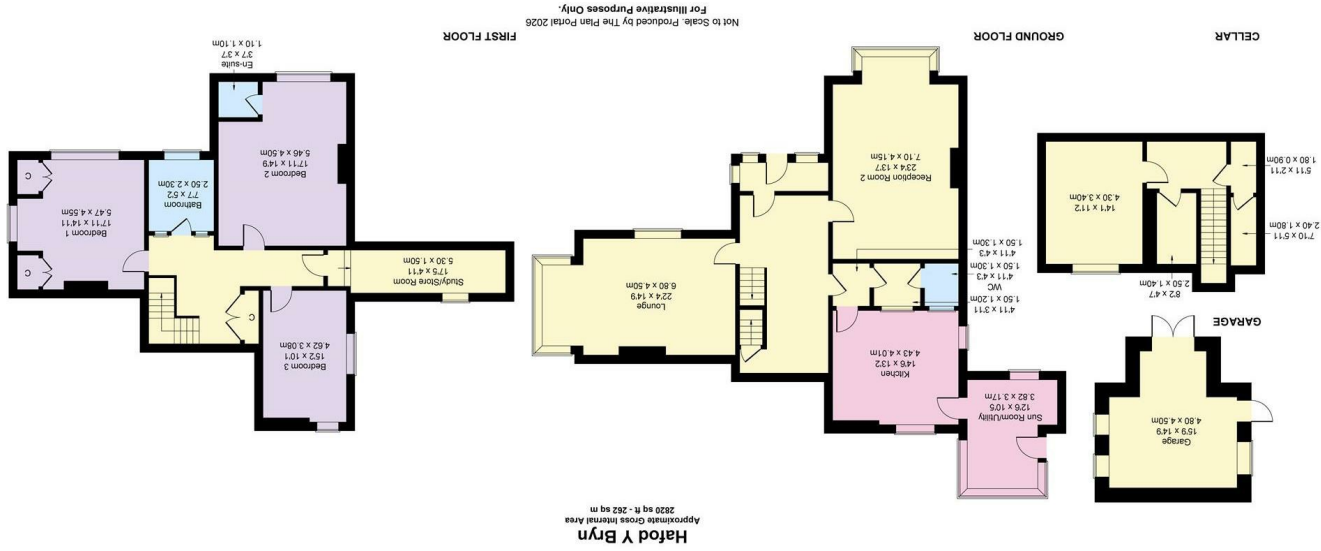


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NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.

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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| <p>Energy rating Flat A Harod Y Bryn LANBEDR LL45 2LP</p> | Valid until 15 July 2023 |
| | Certificate number 7606-3028-6206-9787-5200 |
| Property type Semi-detached house | |
| Total floor area 193 square metres | |

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