TULLOCH & CARTER

Albainn

Llanaber, Barmouth, LL42 1AQ

Albainn

"A remarkable coastal home where breathtaking sea views, versatile living and exciting potential combine to create an exceptional lifestyle by the sea."

Welcome To Albainn

Perfectly positioned above the coastline, Albainn is a beautifully proportioned three-storey home commanding breathtaking panoramic views across Cardigan Bay. Designed to embrace its spectacular setting, the property is flooded with natural light, with every principal room enjoying an ever-changing outlook across the sea, from tranquil sunrises over the water to unforgettable sunsets that colour the evening sky.

Beautifully presented throughout, the home offers spacious and versatile accommodation that effortlessly combines comfort, practicality and flexibility. The impressive open-plan living spaces have been thoughtfully designed for modern family life and entertaining, while the well-proportioned bedrooms provide peaceful retreats, many enjoying spectacular coastal views. Outside, the tiered gardens create the perfect place to relax, entertain and appreciate the remarkable surroundings, with the beach just a short walk away.

What truly sets Albainn apart is the exciting opportunity it presents for future owners. Alongside its beautifully maintained accommodation, the property offers exceptional scope to create additional living space through the adjoining garden room, allowing buyers the chance to design a truly bespoke coastal home while adding significant long-term value.

Whether you're seeking a permanent residence, an idyllic family home by the sea or a luxurious coastal retreat, Albainn offers a rare combination of spectacular scenery, versatile living and untapped potential in one of North Wales' most sought-after coastal locations.

Inside The Home

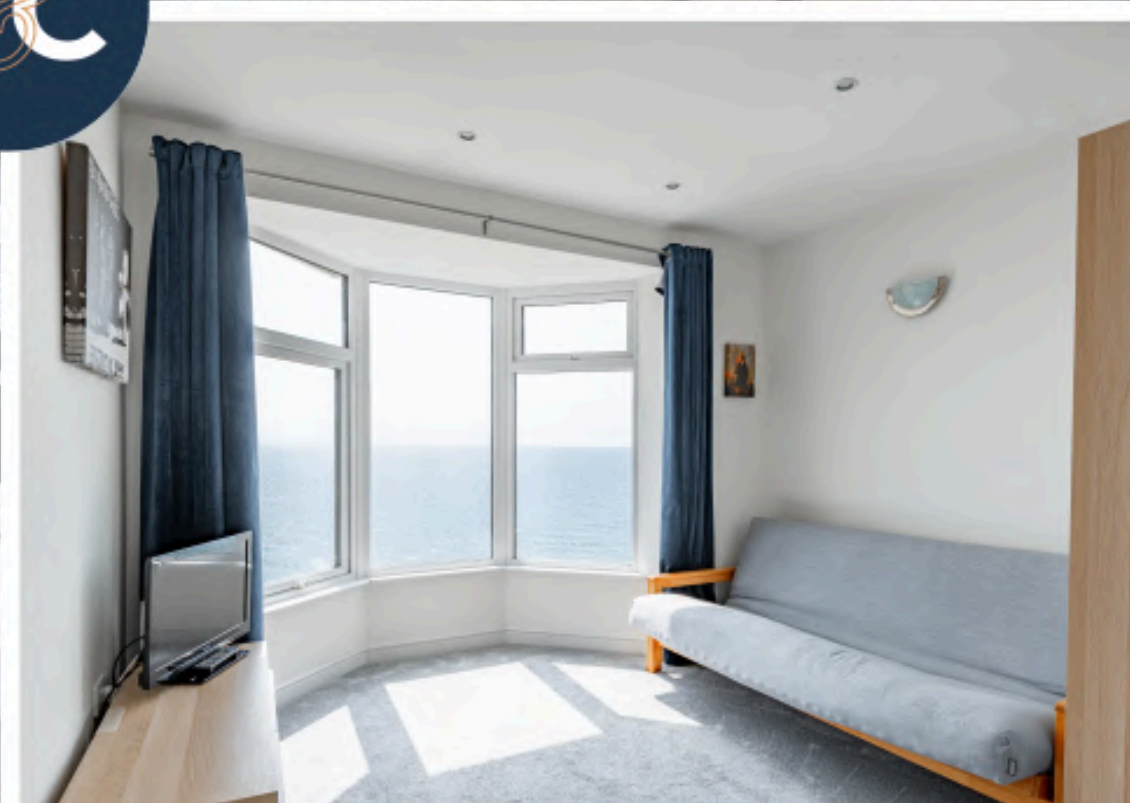
At the heart of the home is an impressive open-plan lounge and dining room, thoughtfully created by combining two original reception rooms into one exceptional entertaining space. Triple-glazed windows and patio doors flood the room with natural light while perfectly framing the uninterrupted views across Cardigan Bay.

Whether entertaining guests around the dining table or relaxing beside the contemporary electric fire, every moment is enhanced by the spectacular coastal backdrop. A concealed chimney also provides the opportunity to install a traditional log-burning stove should future owners wish.

Installed only a few years ago, the contemporary kitchen has been designed for modern family living, featuring sleek cabinetry, generous work surfaces, integrated appliances and a dishwasher. Adjoining the kitchen is a practical utility room providing additional storage, laundry facilities and a second sink.

The first floor offers three generous bedrooms, including two spacious doubles enjoying magnificent sea views, creating peaceful spaces to wake each morning with the coastline stretching out before you. A modern family bathroom complete with a bath with a shower over, WC & wash basin serves this floor.

Occupying the entire second floor, a versatile room currently arranged as a home office benefits from its own en-suite shower room and offers excellent flexibility. Whether used as a luxurious principal suite, guest accommodation, creative studio or additional reception space, it provides endless possibilities to suit a variety of lifestyles.



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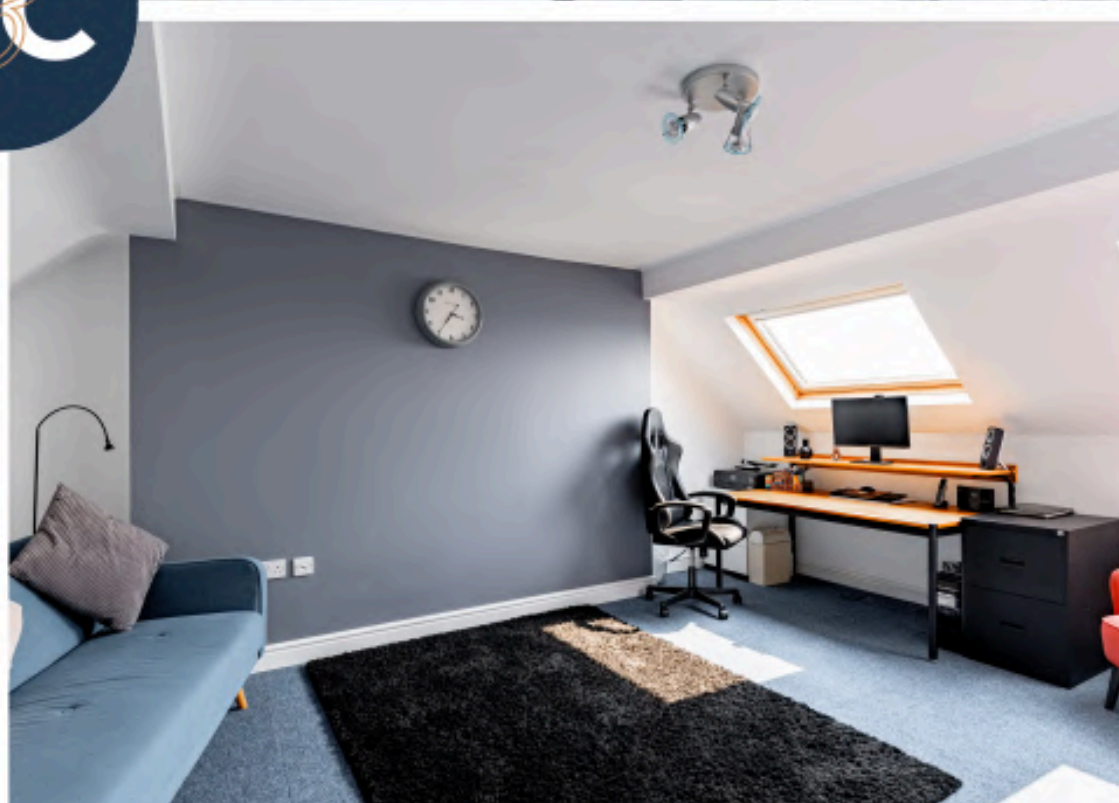


Gardens & Grounds

The gardens at Albainn are perfectly designed to make the most of the property's exceptional coastal setting. Arranged across two attractive tiers and divided by a handcrafted stone wall, the front garden provides an idyllic space for outdoor dining, entertaining or simply relaxing whilst enjoying uninterrupted panoramic views across Cardigan Bay and some of the most spectacular sunsets North Wales has to offer.

Just a short stroll from the property, a pathway leads directly down to the beach, making morning walks, sea swims and evenings beside the water part of everyday life. Here, the coastline truly becomes an extension of your own garden.

One of Albainn's most exciting features is the incredible opportunity it offers for future enhancement. Attached to the side of the property is a substantial garden room presenting exceptional scope to create a spectacular open-plan kitchen, dining and family room with full-width glazing and a balcony overlooking the bay, subject to any necessary consents. Equally suited as an additional living space, this versatile area provides a rare opportunity to create a truly bespoke coastal home while adding significant long-term value.

Completing the property is a private driveway providing generous parking for multiple vehicles together with a detached garage offering ample space for cars, a caravan, motorhome or boat—perfectly complementing the outstanding coastal lifestyle on offer.

An Insight To Life

We first discovered Albainn in May 2019, and it was the breathtaking views that immediately convinced us this was the home for us. Alongside the spectacular coastal setting, we loved the feeling of being part of a vibrant seaside town while still enjoying the peace and beauty of the surrounding countryside. From the very beginning, it offered the perfect balance of community, space and tranquillity.

Over the years, our appreciation for the property has only grown. The sense of peace here is something truly special, with the changing seasons constantly transforming the landscape and providing an ever-changing backdrop to daily life. Arriving home always feels restorative, whether returning from a busy day or a longer trip away.

One of the things we've loved most is how wonderfully versatile the house is. It provides everything two people could wish for in everyday life, yet effortlessly accommodates larger gatherings of family and friends during holidays and celebrations. Being less than a five-minute walk from the beach has also been a privilege, allowing us to enjoy the coastline whenever the mood takes us.

Daily life revolves around the views. In the summer, we spend countless evenings outdoors watching the magical sunsets across the bay, while in winter we retreat upstairs, where there's something mesmerising about watching the ever-changing weather rolling in from the sea. Every season brings its own beauty and reminds us why we fell in love with this place.

For families, it's a wonderful setting, with the beach on the doorstep and a real sense of safety that allows children the freedom to enjoy the outdoors. The local community is incredibly welcoming and friendly, with an abundance of cafés, restaurants, walks and hidden gems that make everyday life here so enjoyable.

Looking back, it's impossible to single out just one favourite memory because every family gathering and celebration has been made even more special by this home. We have no doubt the next owners will fall in love with the incredible views, the generous space and the wonderful town just as we did. Whether you're looking for a peaceful retreat, a family home or somewhere to entertain and make lifelong memories, Albainn offers a truly exceptional lifestyle.

“As we prepare to move on, it is the sea, the unforgettable sunsets, the springtime lambs in the surrounding fields and the overwhelming sense of peace that we will miss the most. These are the moments that have defined our time here and the memories we will treasure forever.”

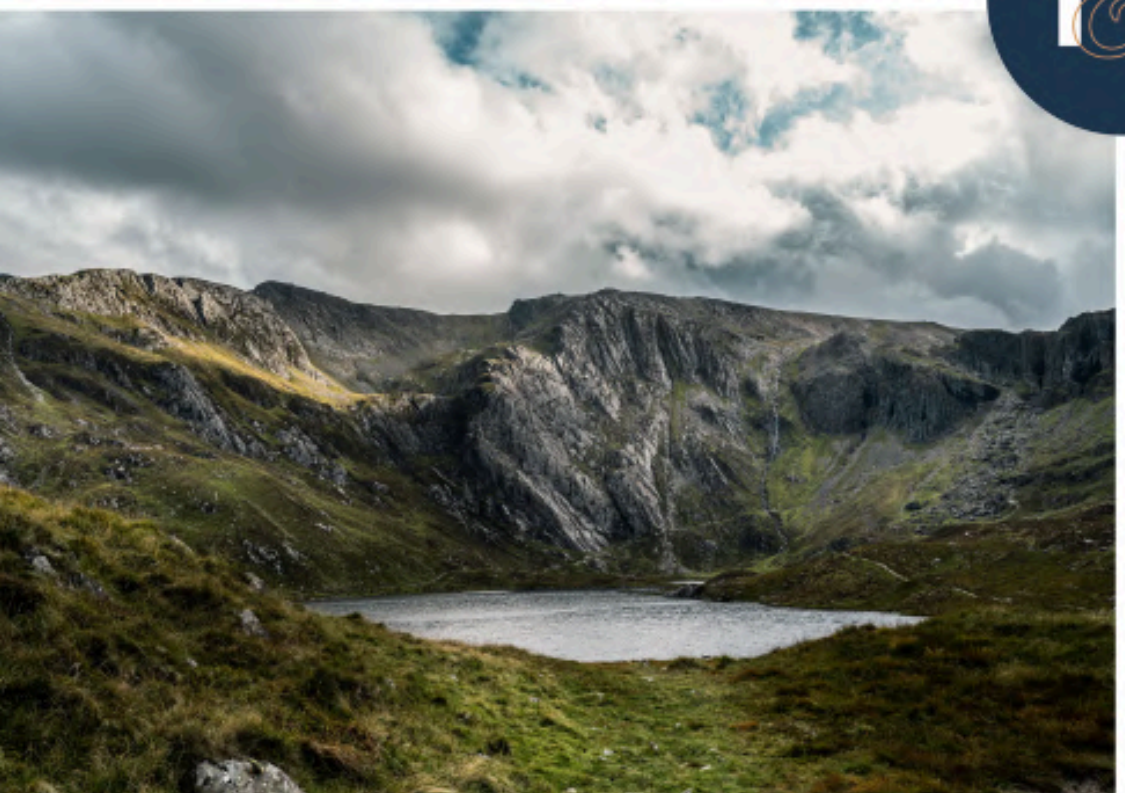
Llanaber & Beyond

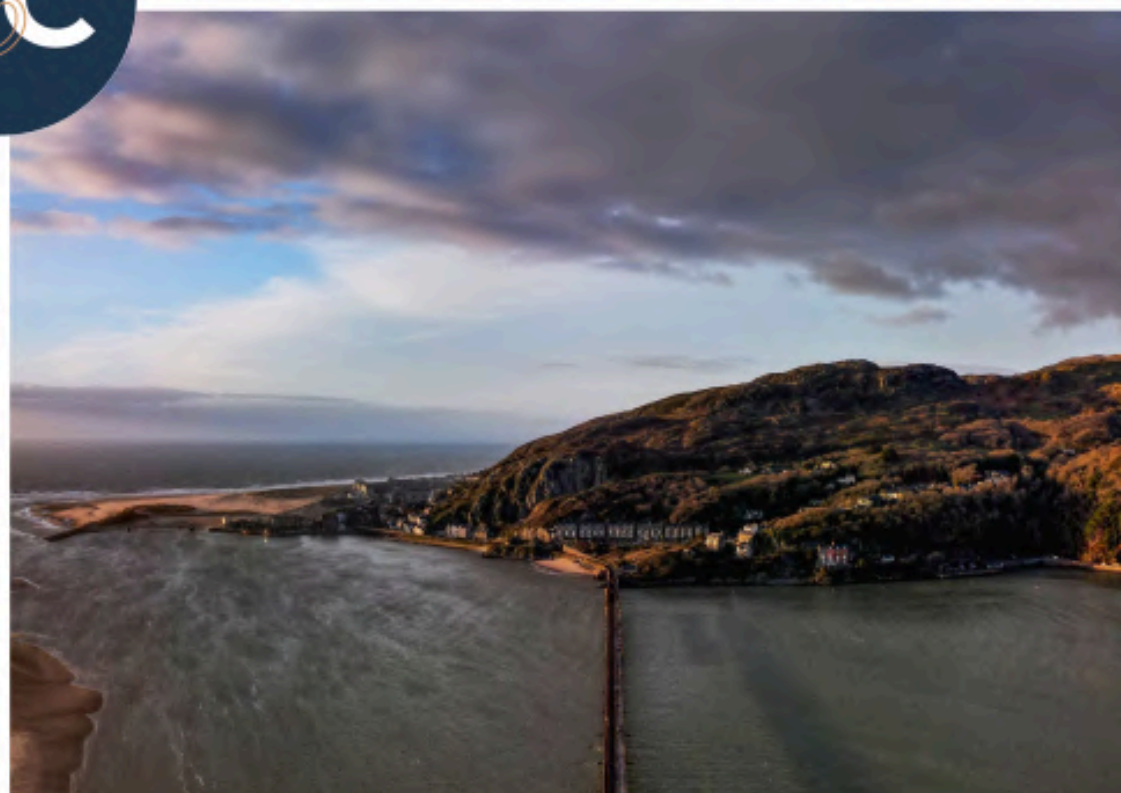
Albainn occupies an enviable position within the desirable coastal village of Llanaber, a peaceful setting that enjoys uninterrupted views across Cardigan Bay while being just moments from the vibrant seaside town of Barmouth.

Renowned as one of North Wales' most popular coastal destinations, Barmouth offers a wonderful blend of independent cafés, restaurants, boutique shops and traditional pubs, together with a picturesque harbour, miles of golden sandy beach and a welcoming community atmosphere. Whether enjoying waterside dining, browsing the local shops or taking a leisurely stroll along the promenade, there is something to enjoy throughout the year.

The property also lies on the doorstep of Eryri (Snowdonia) National Park, placing an abundance of outdoor pursuits within easy reach. From paddleboarding, sailing and wild swimming in Cardigan Bay to mountain hikes, cycling routes and scenic coastal walks, the opportunities for adventure are endless. Excellent road and rail connections further enhance the location, making Albainn an ideal choice for both permanent living and an easily accessible coastal escape.

Combining breathtaking coastal scenery with the dramatic landscapes of Eryri National Park, Llanaber offers an exceptional lifestyle where every day begins and ends with the sea as your backdrop.





Information & Services

Offers Over £599,000.

Services: Mains electricity and water. Private drainage (soakaway).

Heating: Oil central heating.

Council Tax: Band E.

Local Authority: Gwynedd County Council.

Tenure: Freehold.

Broadband: (Information taken from checker.ofcom.org.uk) Superfast - 80 Mpbs (highest available download speed) – 20 Mpbs (highest available upload speed).

Mobile coverage: Variable/Good Outdoor (Information taken from checker.ofcom.org.uk). We always recommend you contact your supplier to discuss the availability of broadband and mobile coverage at this property.

Directions: Using the app what3words type in: evening.goodnight.gossiped

Referral Fees: Tulloch & Carter sometimes refers vendors and purchasers to providers of conveyancing, financial services, survey & valuations services, currency exchange and staging & styling. We may receive fees from them as declared in our Referral Fees Disclosure Form which is available upon request.

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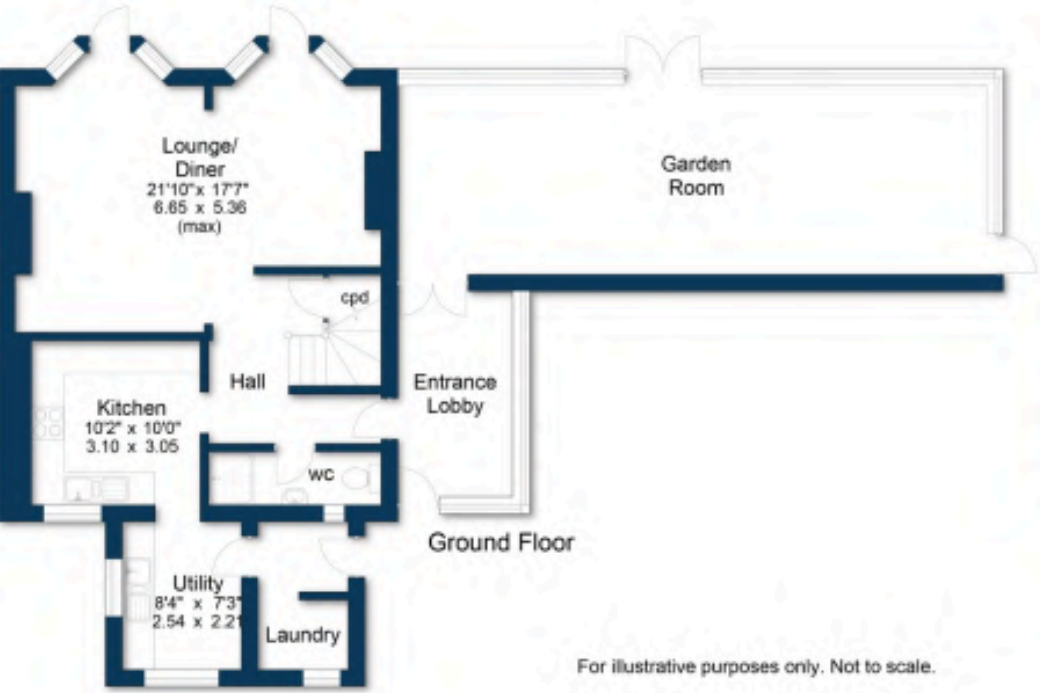
Approx Gross Floor Area = 2197 Sq. Feet
= 204.1 Sq. Metres

TULLOCH & CARTER
BESPOKE PERSONAL SERVICE



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