



## Plas Amherst

Harlech || LL46 2RA

£2,300,000

**MONOPOLY**<sup>®</sup>

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# Plas Amherst

Harlech || LL46 2RA

An imposing coastal Edwardian mansion steeped in history with arguably the best views in Wales, having an unrivalled panoramic vista of the expansive Cardigan Bay below circled by the Llyn Peninsula and Snowdonia mountain ranges.

The exclusivity of this property not only lies in its exceptional setting but also in its incredible renovation combined with its historic architecture. Uniquely the renovation of this stone built mansion is so extensive that the property boasts a 10 year 'Buildzone' warranty.

Embracing and transcending the traditional it offers a once in a lifetime opportunity to own a truly stand out property in a location that is nothing short of breathtaking. It is many years since this property has been offered for sale as a private residence and the current owners have totally transformed this already externally beautiful mansion into a property with an exceptional interior of contemporary quality, style and design that is rarely seen.

In a private and elevated position with 6 acres of grounds sloping down towards the coast, it is also easily accessible and within walking distance of the UNESCO historic village of Harlech, the glorious sandy beaches and the Royal St. David's Golf Course. Anchorage, marinas and a private airfield are close by.

The original mansion was designed to maximise the outside space and the incredible views, and redevelopment has enhanced this further with a wealth of glazing and predominantly south west facing rooms flooded with natural light. Large sliding patio doors create open plan living connecting the interior and exterior and open to the extensive external porcelain terrace facing the magnificent coastal view.

A gated blue slate chipped driveway provides ample parking for multiple cars, boats and vehicles.

Totalling 674 sqm and comprising of 10 bedrooms, 9 bathrooms it is cleverly divided into a 5 bedroom main residence with 5 bedroom annex (Valerian Lodge) which can be reunited to create one property if desired.

- Imposing fully renovated coastal Edwardian mansion with uninterrupted sea views
- 6 acres of grounds with magnificent views
- A unique and complete restoration with 10 year Buildzone warranty, EPC C
- 10 bedrooms, 9 bathrooms, 4 reception rooms, 2 kitchens, 2 games rooms
- Finished to an exceptionally high standard with contemporary design
- Private yet accessible location within walking distance of beaches and amenities
- Totalling 674 sqm as 5 bedroomed main residence and 5 bedroom annex (Valerian Lodge)
- Close to anchorage, moorings and private airfield. Minutes from Royal St Davids Golf Course and UNESCO World Heritage Harlech Castle
- Gated driveway with ample parking for multiple vehicles
- We recommend viewing the presentation video to fully appreciate this amazing property and its outstanding location



### Plas Amherst Main Residence

The entrance hallway with grand period staircase leads to the magnificent porcelain floored dining hall with patio doors opening to the exterior porcelain terrace. The ground floor benefits from underfloor heating throughout and accommodation flows effortlessly to the kitchen/diner where the porcelain flooring continues. Patio doors open to the terrace and the kitchen is fully equipped with a range of bespoke hand built hardwood units and a range of high end integrated appliances. The counters are a sea of gleaming granite and there is a large breakfast island. A nod to the past is included with a fabulous Butler style pantry and contemporary wooden wall panelling.

The flow continues from the dining hall to the sophisticated living room, patio doors open to the terrace to bring the outside in on balmy sunny days and seating around a log burning fire is the perfect setting for chilly winter evenings.

To the rear is a large wood panelled entertainment room with multi media, pool table and comfortable seating. Patio doors open to the side terrace.

The original Edwardian oak staircase sweeps grandly up to the galleried first floor landing and the five bedrooms, four with far reaching sea views. All are stylishly presented with beautifully appointed en-suites.

The principal bedroom has floor to ceiling windows designed to fully appreciate the breathtaking views, a fabulous dressing room plus en-suite. A luxurious free standing bath sits under a window providing a wonderful sea and sky view.

### Valerian Lodge (The Annex)

The adjacent annex (Valerian Lodge) is no less impressive and set over 3 floors.

The ground floor benefits from underfloor heating throughout and has a fully equipped spacious bespoke kitchen/diner/lounge with wood burning stove and patio doors to private terrace plus a spacious games room.

On the first floor are three bedrooms, one with en-suite and a family bathroom. The bedrooms on this floor enjoy sea or village views. The two further bedrooms dominate the top floor, both with en-suite and having the most magnificent

coastal views with the elevation providing views of soaring kites and buzzards below.

### Gardens and Grounds

Situated in 6 acres the property is enclosed by original Edwardian stone walls and a gated entrance leads to a large blue slate chipped driveway.

Spanning the width of the house and wrapping around the sides is an extensive porcelain terrace with glass balustrade facing the coast, abuted by level lawned areas. The annex benefits from its own private garden.

The grounds slope gently down towards the coast and meandering paths have been both created and rediscovered with scope for future landscaping and development.

At the bottom of the garden there is access to a lower lane accessible by vehicle, plus walking paths across the dunes to the glorious sandy beaches and also to the Royal St David's Golf Course.

### Location

The property is located on the edge of the Harlech village a designated UNESCO World Heritage site with its mediaeval castle. It is in walking distance of the glorious sandy beaches and beautiful sand dunes with are designated as a National Nature Reserve and Site of Special Scientific Interest.

For keen golfers the famous Royal St David's Golf Course is just minutes away. Established in 1894, the Harlech links has long been ranked within the "Top Fifty" of British golf courses and most recently ranked 2nd in the Top 50 Courses in Wales by Golf World, over the years nearly eighty championships of national and international stature have been played at Harlech.

Set within the Morfa Dunes owned by Lord Harlech the links can be seen from Plas Amherst.

The open sea offers some of the best sailing with anchorages at Porth Dinllaen and moorings at Vicotria Dock and Hafan Phwllehi.

Light aircraft and helicopters can be landed and housed at the private Llanbedr airfield just 2 miles away.





## History

Built as a summer residence in 1905 for the 3rd Earl of Amherst it was the seat of many "High Society" parties and events with friends and nobility arriving from London via train. The train stopped at the bottom of Plas Amherst garden the private "Amherst Halt". Visitors walked up the winding path made from slate slabs up to the house. The gardens were attractive and renown with even tennis court built into the sloping hillside.

The house itself had many interesting features including a four poster bed in the smoking room.

The Amherst family sold Plas Amherst in early 1920's to a private owner who sold on to a doctor in 1937 and the building was employed as a military hospital for RAF pilot during WWII. After the war it was used by Short brothers of Belfast as accommodation for their staff who operated the nearby private Llanbedr airfield. In the 1980's it served as a hotel and then a care home for the elderly.

The current owners have restored to a private residence with the creation of the 5 bedroom annex which has income potential and can be opened to restore to one 10 bedroom property if desired.

## Renovation Information

The property has been fully renovated and restored with the benefit of a 10 year 'Buildzone' warranty and all appropriate building control certificates. Taken back to the original stone walls and extensively remodelled and redesigned creating what is essentially a new build property within original Edwardian edifice.

The renovation includes but is not restricted to:

- \* Extensive remodelling of the interior layout creating the 5 bedroom main house and 5 bedroom annex complete with en-suite bathrooms, two kitchens and four reception rooms and 2 games rooms
- \* The property has been completely reroofed in slate in accordance with the requirements of Snowdonia National Park
- \* Underfloor heating has been installed throughout the ground floor, and a new oil fired heating system installed throughout the property
- \* All windows and doors have been replaced including Sappelle Hardwood sash windows
- \* The property has been fully insulated including insulation to under floor, ceilings and walls - EPC C
- \* Fully rewired and re-plumbed
- \* Hardwood "in frame" hand built kitchens installed with Granite worktops
- \* 10 exceptional bathrooms
- \* Externally the grounds have been landscaped to create the drive and large parking area, level lawns and a wrap around porcelain terrace with glass balustrade. Creation and restoration of paths and walkways leading down the hillside

## Main Residence Room Details

### Living Room

22'11" x 16'4" x 16'4" (7 x 5'5)

Patio doors to terrace and wood burning stove.

### Dining Hall

14'11" x 44'9" (4.55 x 13.66)

Porcelain floor and patio doors to terrace.

### Breakfast Kitchen

28'10" x 19'0" (8.8 x 5.8)

Porcelain tiled floor, bespoke kitchen with island and granite worktops. Patio doors to terrace.

### Games/Entertainment Room

18'8" x 13'7" (5.7 x 4.15)

Wooden panelling to walls, porcelain tiled flooring and patio doors to terrace.

### Utility Room

7'6" x 4'7" (2.3 x 1.4)

### Ground Floor WC

8'8" x 4'3" (2.66 x 1.3)



### Principal Bedroom

20'4" x 24'3" (6.2 x 7.4)

Full height glazing with magnificent views.

### Dressing Room Principal Bedroom

7'6" x 12'0" (2.29 x 3.67)

### En-Suite Principal Bedroom

10'0" x 13'3" (3.06 x 4.06)

With large walk in shower and free standing bath under window with sea view.

### Bedroom 2

16'8" x 13'5" (5.10 x 4.09)

Glorious sea views and en-suite.

### Bedroom 3

13'3" x 10'0" (4.06 x 3.06)

Glorious sea views and en-suite.

### Bedroom 4

18'7" x 13'5" (5.68 x 4.10)

Sea and hillside views and en-suite.

### Bedroom 5

11'5" x 10'5" (3.5 x 3.2)

Hillside and village views and en-suite.

### Valerian Lodge Room Details

#### Lounge/Kitchen/Diner

14'11" x 28'9" (4.56 x 8.78)

Bespoke hardwood "in frame" hand built kitchens installed with granite worktop. Spacious dining area and living space. Wood burning stove and patio doors to private garden with sea views.

#### Games Room

19'4" x 13'9" (5.90 x 4.20)

With sea views from window to front and side.

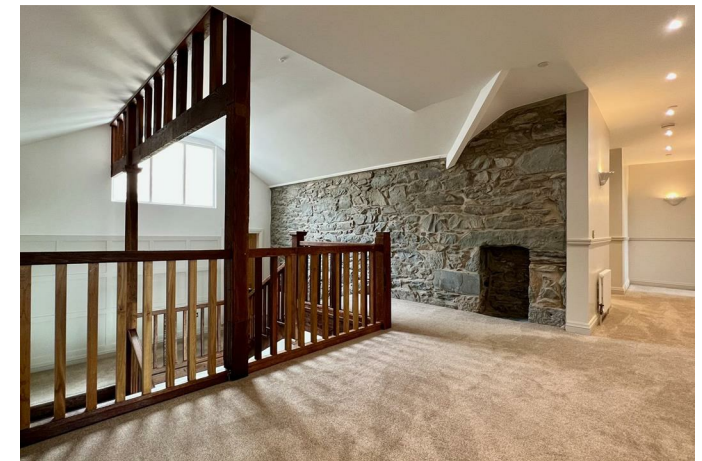
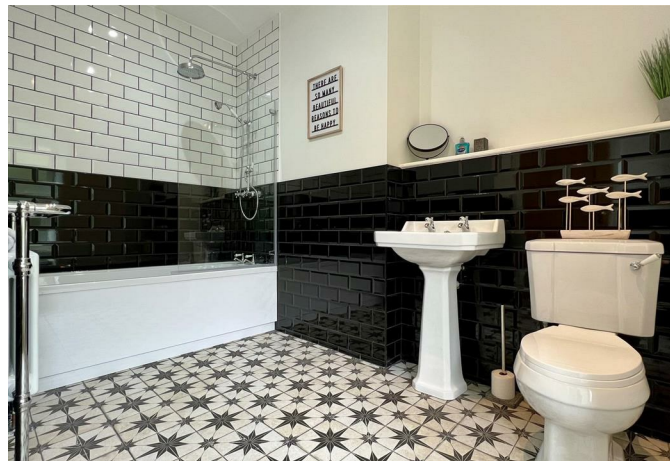
#### Ground Floor WC

3'8" x 6'2" (1.13 x 1.9)

#### Bedroom 1

14'0" x 16'10" (4.28 x 5.14)

Coastal and mountain views - serviced by adjacent family bathroom.





### Bedroom 2

15'11" x 14'11" (4.87 x 4.57)

Hillside and village views- serviced by adjacent family bathroom.

### Family Bathroom

7'5" x 12'1" (2.27 x 3.7)

With large walk in shower and free standing claw footed bath.

### Bedroom 3

18'0" x 12'5" (5.5 x 3.8)

Far reaching coastal and mountain views and en-suite.

### Bedroom 4

12'0" x 13'9" (3.67 x 4.2)

Far reaching views along Cardigan Bay and en-suite.

### Bedroom 5

14'9" x 15'10" (4.51 x 4.85)

Simply breathtaking views from the large picture window, plus en-suite.

### Disclaimer

#### ANTI-MONEY LAUNDERING CHECKS

In accordance with current anti-money laundering legislation, intending purchasers will be required to 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.

### IMPORTANT NOTICE

These particulars are intended as a general guide only and do not form part of any offer or contract. Whilst we take reasonable care to ensure that the information provided is accurate and not misleading, buyers should not rely on these particulars as statements or representations of fact and should satisfy themselves by inspection, survey, searches and enquiries through their solicitor.

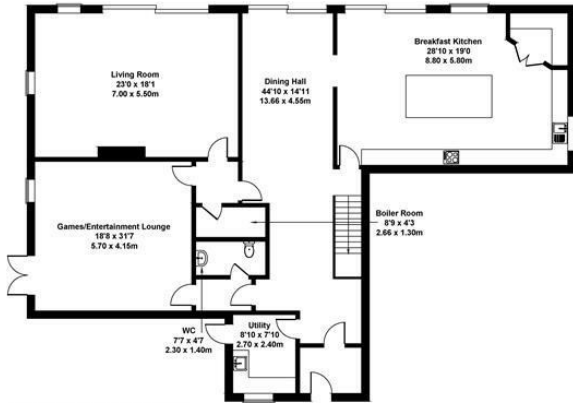
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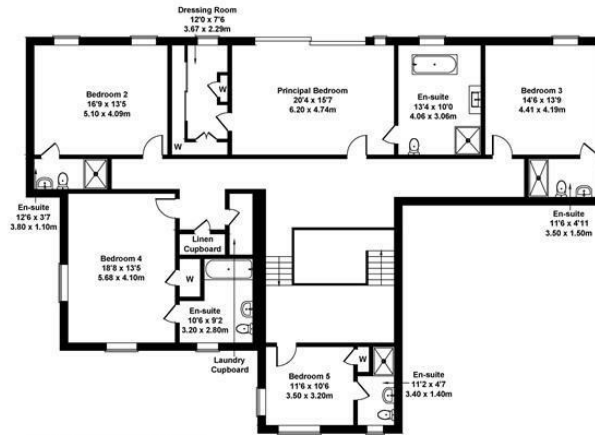
Floor plans, measurements and areas, where provided, are approximate and are for guidance only. Buyers should check any point of particular importance before making arrangements to view or incurring any expense, especially if travelling some distance. The availability of the property should also be checked before travelling to view.



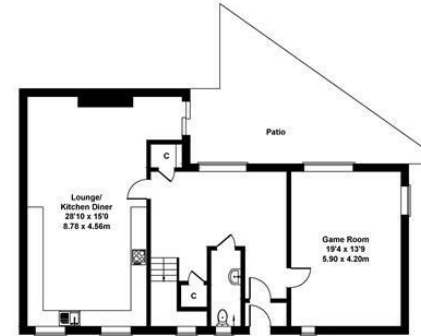
**Plas Amherst**  
Approximate Gross Internal Area  
7255 sq ft - 674 sq m



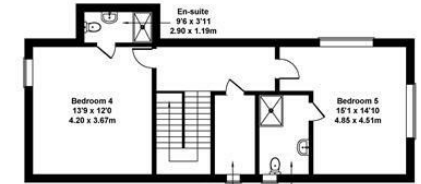
PLAS AMHERST MAIN RESIDENCE  
GROUND FLOOR



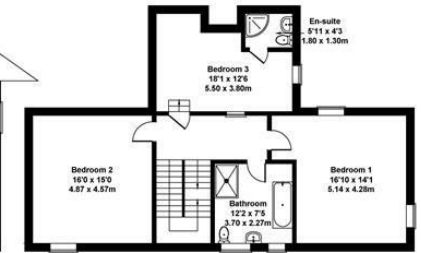
PLAS AMHERST MAIN RESIDENCE  
FIRST FLOOR



VALERIAN LODGE  
GROUND FLOOR



VALERIAN LODGE  
SECOND FLOOR



VALERIAN LODGE  
FIRST FLOOR

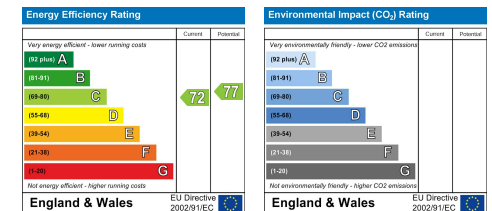
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**MONEY LAUNDERING REGULATIONS 2003**

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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