



Tom Parry

Parc Uchaf Ffordd Gors, Dyffryn Ardudwy, LL44 2RJ

£745,000

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Built during the Edwardian era in the style of a small manor house, this magnificent stone-built country house stands as a striking example of early 20th-century craftsmanship, combining timeless architectural character and symmetry with an impressive sense of scale. The property exudes charm and permanence, with elegant proportions, high ceilings, and a wealth of period features throughout.

Parc Uchaf was originally constructed as the Estate Manager's house for Cors Y Gedol Hall, and has been in the same family for generations.

The accommodation is arranged over two floors and offers substantial and versatile living space, ideal for both family living and entertaining. On the ground floor grand reception rooms provide generous areas for formal dining and relaxation, while large windows allow natural light to flood the interiors. The kitchen/diner with its servant bell panel and additional utility areas complement these principle rooms.

The first floor hosts 4 generous and well proportioned bedrooms and a large family bathroom.

Character features include quarry tiled flooring, ornate fireplaces, traditional stone detailing, decorative mouldings, a pitch pine staircase and joinery with solid brass door furniture.

Externally, the house is approached via a sweeping driveway, leading to an imposing façade that reflects the property's distinguished heritage. The surrounding landscaped gardens and grounds provide privacy and a picturesque setting, with mature trees, lawns, and ample outdoor space - all backing onto private woodlands and open countryside.

GROUND FLOOR

ENTRANCE HALLWAY

8.00 x 2.19 (26'2" x 7'2")

Herringbone quarry tiled flooring, under stairs storage, door to patio, stairs leading to first floor, doors leading to

LOUNGE

4.88 x 4.65 (16'0" x 15'3")

Two large windows to front with stunning views over Cardigan Bay, window to side, wood burning stove with slate hearth, fitted carpet

DRAWING ROOM

4.58 x 5.35 (15'0" x 17'6")

Generous bay window to front with far reaching sea views, window to side, original oak feature fireplace with inset wood burning stove with terrazzo- tiled hearth, fitted carpet

STUDY

4.91 x 3.35 (16'1" x 10'11")

Window to side, feature fireplace with inset electric fire, fitted carpet

TOILET ROOM

1.06 x 2.10 (3'5" x 6'10")

Low level WC, wash hand basin, obscured window to side, quarry tiled floor

CLOAK ROOM

2.23 x 1.22 (7'3" x 4'0")

Tiled flooring, inbuilt pine shoe cabinets with original mirror above, coat wall hooks

DINING ROOM

3.92 x 3.40 (12'10" x 11'1")

Tiled floor, oil fired "AGA" range, window to side, Edwardian servants bell box, original alcove linen cupboards, storage cupboard with electricity meter, fuse box and mains water entry, leading into

KITCHEN

2.38 x 5.13 (7'9" x 16'9")

Fitted kitchen with comprehensive range of wall and base units including "Stoves" electric oven, hob with extractor hood above, integrated fridge, "Miele" dishwasher, double sink and drainer unit, glass fronted display units, laminate worktops, partially tiled walls, two sky light windows along with dual aspect windows to side and rear, quarry tiled floor

REAR BOOTROOM

1.47 x 6.11 (4'9" x 20'0")

Useful storage area with doors to both sides with access to patio and garage, leading to

UTILITY ROOM

2.62 x 1.89 (8'7" x 6'2")

Space and plumbing for washing machine, tumble drier, "Trianco" boiler for central heating system, sink and drainer unit, skylight window

SHOWER ROOM

1.92 x 2.17 (6'3" x 7'1")

Suite comprising corner shower cubicle, wash hand basin, low level WC, fully tiled walls, heated towel rail, obscured window to side, skylight window

FIRST FLOOR

LANDING

2.20 x 4.87 (7'2" x 15'11")

Window to side, fitted carpet, original banister railing, loft access, doors leading to

BEDROOM 1

4.69 x 4.94 (15'4" x 16'2")

Two windows to front with stunning views over Cardigan Bay, additional window to side, wash hand basin with vanity unit below, feature fireplace with wooden surround, fitted carpet

BEDROOM 2

4.81 x 4.57 (15'9" x 14'11")

Two windows to front with stunning sea views, wash hand basin with vanity unit below, feature fireplace with wooden surround, fitted carpet

BEDROOM 3

3.72 x 3.42 (12'2" x 11'2")

Window to side, wash hand basin with vanity unit below, large cupboard housing hot water cylinder, additional overhead storage cupboard, fitted carpet

BEDROOM 4

3.92 x 3.31 (12'10" x 10'10")

Window to side, wash hand basin with vanity unit below, fitted carpet

BATHROOM

2.97 x 2.11 (9'8" x 6'11")

Fitted suite comprising original enamel roll-top bath with lion feet in tiled surround, corner shower cubicle, wash hand basin, low level WC, fully tiled walls, tiled floor, two obscured windows to side

EXTERNAL

The property sits in approximately 3 acres of land - divided into roughly a 1 acre garden and 2 acres of ancient oak and bluebell woodlands.

The garden is mature with thoughtful planting to ensure all year round colour and interest. Largely laid to lawn with areas devoted to hardscaping, plant borders, a dry streambed and paths, all within attractive stone wall boundaries.

Enjoying the southern aspect, there is an enclosed suntrap patio, a large greenhouse, a wood shed and a garden room which has been utilised as a home office/workspace with electric and ethernet connectivity.

There is also ample car parking facilities including room for larger vehicles such as a caravan, boat etc.

GARAGE

5.86 x 4.92 (19'2" x 16'1")

Spacious double garage with double up-and- over doors Oil tank

WORKSHOP 1

2.25 x 5.39 (7'4" x 17'8")

Various work benches and sink

WORKSHOP 2

1.65 x 5.88 (5'4" x 19'3")

With door to outside

LOCATION

The property is located in a highly desirable area of Dyffryn Ardudwy - a coastal village located on the western fringe of the Snowdonia National Park. The area is well known for its sandy beaches and beautiful sunsets and is popular with visitors seeking relaxation, beautiful walks and stunning vistas. It has good local amenities including a post office, school, village hall, shops, cafes, petrol station and art gallery. It has regular bus services and a railway station with links to the local towns of Barmouth and Porthmadog, and extending to the Midlands and beyond.

SERVICES

Mains and private water supply.

Mains electricity

Private drainage - septic tank

MATERIAL INFORMATION

Freehold property of stone construction.

Primary residence

Gwynedd Council tax band G







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.



Property type		Detached house	Total floor area		199 square metres
Energy rating		E	Certificate number		5136-3227-1600-0740-0292
Valid until		19 March 2036			

