Refined Properties

THE FINEST PROPERTY FROM MOUNTAIN TO COAST

Ty Cerbyd Ymwlch, Criccieth, LL52 0PW

£575,000

Believed to have started life as the coach house to the main Ymwlch estate and now offering both spacious family accommodation and a holiday rental annexe.

The main part of the property offers three bedrooms, split level living & dining room, bathroom, utility room and kitchen/breakfast room. The attached annexe consists of a further bedroom, sitting room (with mezzanine), kitchen and bathroom, ideal for extended family, dependant relative or if you're looking for some extra income potential. A further studio bedroom is situated to the rear with its own bathroom.

The rear boasts a walled garden offering seclusion and privacy. There is a garden entertaining room fully equipped for all occasions. Ample parking.

Over the years the current owners have maintained the property to a high standard and it come with several modern features including solar panels and air-source heating.

This is a lovely home set in a delightful enclave of properties with fabulous views and open access to rural living

Entrance Porch
Double glazed front door, tiled flooring, inner door through to:
Kitchen/Breakfast Room
16' 8" Max x 13' 3" Max (5.08m x 4.04m)
An L shaped room with a range of base and wall cupboards including a glass display unit, co-ordinated work top with tiled splash backs incorporating the breakfast bar, inset stainless steel drainer unit with mixer tap, built in gas (propane) cooking range with overhead extractor hood, double glazed window to front elevation with views overlooking the court yard, countryside and the mountains beyond. Door through to utility room, door through to lounge.
Utility Room
14' x 6' (4.27m x 1.83m)
Space and plumbing for washing machine, space for a tumble dryer, additional space for further appliances, Belfast sink, tiled floor, double glazed door leading to rear patio area and gardens. To one side is the provision for a further shower room.
Lounge Area
13' 10" into alcove x 12' 10" (4.22m x 3.91m)
Feature stone fire place with raised hearth and multi-fuel burner, exposed beams, double glazed window to front, steps to dining area creating a split level L shaped room.
Dining Area
21' 9" x 11' 11" (6.63m x 3.63m)
Double glazed window to rear elevation with views over the gardens, sliding patio door leading to rear patio and garden, stair to first floor landing with under stair recess.
Landing
Sky light window, eaves storage, door through to inner hallway. Door to:
Bedroom 1
14' 5" Into eaves x 13' 11" (4.39m x 4.24m)
Single glazed double aspect windows overlooking the side and rear, sliding patio door to the balcony with commanding views across the walled garden.
Inner Landing
7' 3" x 5' 5" (2.21m x 1.65m)
Bathroom
8' 1" x 7' 2" (2.46m x 2.18m)
Three piece suite comprising a panel bath with overhead shower and screen, low level WC and hand basin in white vanity unit, tiled splash walls, sky light window, airing cupboard.
Study Area/Additional Landing
14' 11" x 4' 11" (4.55m x 1.50m)
Plenty of space for a desk and working area.
Further Inner Landing
9' 2" x 5' 11" (2.79m x 1.80m) Doors to:
Bedroom 2
9' 2" x 8' 8" (2.79m x 2.64m)
Sky light window.
Bedroom 3
14' 11" x 9' 7" (4.55m x 2.92m)
Single glazed window to rear with views over the garden.
Annexe
Kitchen
13' 10" x 7' 10" Plus alcove (4.22m x 2.39m)
A range of matching base and wall cabinets with co-ordinated worktops and a breakfast bar, stainless steel single drainer unit with mixer tap, double glazed window and door to the front with views over the court yard, countryside and mountains beyond, built in electric oven and grill with overhead extractor hood, gas hob, slate tiled effect flooring with under floor heating, door through to:
Inner Hallway
Slate tiled floor.
Shower Room
a modern and contemporary shower room with a wash basin mounted in a vanity unit and a low-level WC with hidden cistern. Wood clad and stone walls with panel walls in the shower area and a floor level drainage, electric shower, towel radiator.
Sitting Room
12' 10" x 9' 4" Max into alcove (3.91m x 2.84m)
Double glazed window to front with view, deep sill, exposed beams, laminate floor, step ladder to:
Mezzanine
9' 5" x 5' 2" (2.87m x 1.57m)
Exposed beams.
Bedroom
10' 4" x 9' 8" (3.15m x 2.95m) Plus 6' x 3' 4" (1.83m x 1.02m)
Double glazed window to rear.
Studio Room
12' 11" Plus alcove x 9' 3" (3.94m x 2.82m)
Double glazed window to rear with French door leading to outside patio area and gardens, door through to:
Bathroom
12' 10" x 4' 10" (3.91m x 1.47m)
Two-piece suite comprising of jacuzzi style bath with overhead shower, low level WC. Tile walls.
Garden
To the front of the property there is a courtyard providing parking for approximately 3 to 4 cars with shared access for the neighbouring property. There is an integral out house and a side entrance gate leading to the rear walled garden. The rear gardens are a particular feature offering seclusion and privacy. There is an abundance of shrubs and mature fruit trees which creates a walk way through to a further area ideally situiated for a patio and in front of the garden / entertaining room.
Garden Entertaining Room

Fitted with a range of kitchen features including a professional wok burner. Refrigerator and a breakfast bar style seating area.

Location

The Ymwlch estate is a small historic landed estate in the countryside just north-east of Criccieth, near Garndolbenmaen, on the edge of Eifionydd. Today it survives as a collection of estate buildings, farms, lodges and converted properties centred around the old mansion.

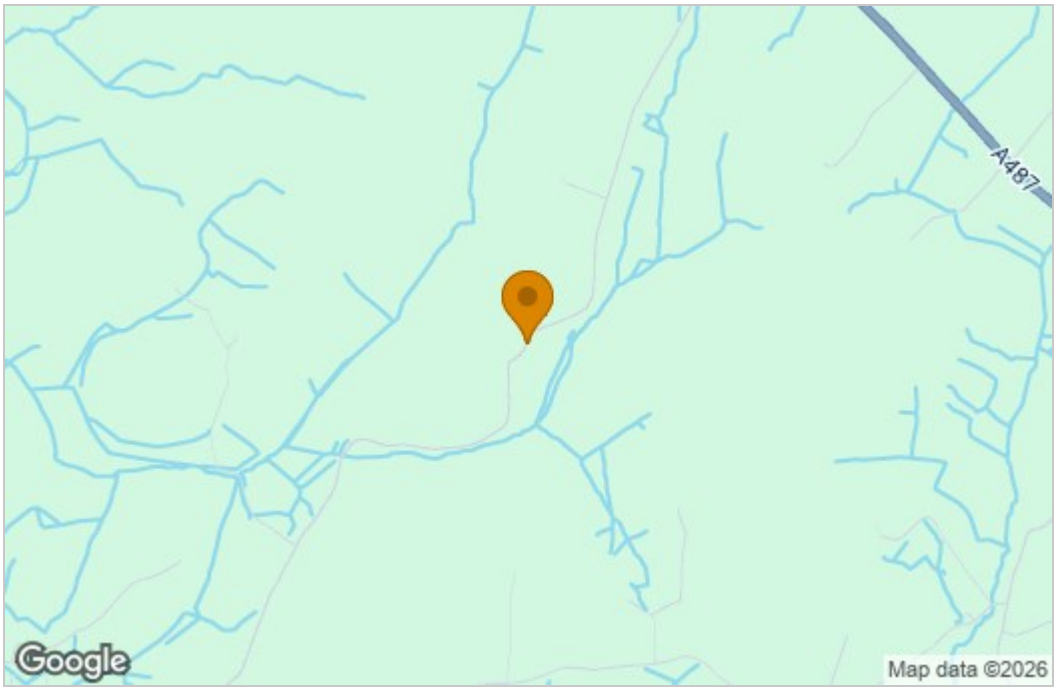
Published online information about the estate is surprisingly sparse, but the survival of a "Plas" (mansion house), lodges, stables and associated farms strongly suggests a typical Welsh gentry estate of the 18th–19th centuries. The name "Ymwlch" itself is Welsh and roughly means "at the gap/pass", referring to a break in the surrounding hills.

The estate lay in an attractive position with views toward Eryri (Snowdonia) and Cardigan Bay, making it the sort of property favoured by local landowning families in Caernarfonshire. Many of the surrounding farmhouses and estate buildings appear to date from the Georgian and Victorian periods.

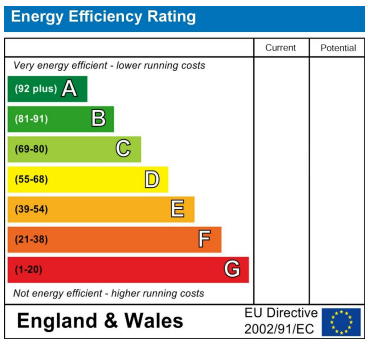
The estate is about 3 miles (5 km) north of Criccieth, reached via a minor road from the A487 (Caernarfon – Porthmadog) and some small roads from Criccieth leading toward Garndolbenmaen and the foothills of Eryri. The area has extensive views over the mountains and coast and remains largely rural.

Floor Plan

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

The Property Studio Hen Felin, Pontllyfni, Gwynedd, LL54 5ER
Tel: 01766 800555 Email: office@refinedproperties.co.uk