



Tom Parry

Plas Penbryn Pwll Du , Llandecwyn, LL47 6YT

£850,000

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Croeso i Plas Penbryn Pwll Du - a timeless home that is captivating from the moment you arrive.

Plas Penbryn Pwll Du - which means The Manor House on the top of the hill next to the deep lake - makes an immediate impression. The house is of significant architectural interest and the drawings of the Welsh Architect Griff Morris have been archived in the Royal Institute of British Architects in London.

Set amidst the breath taking scenery which encompasses the Eryri Mountain Range and the beautiful Rhinogs, Plas Penbryn Pwll Du is an historic Welsh stone farmhouse dating back approximately 250 years, which was extended in the mid seventies. The construction of the newer parts involved the collection of stone from 3 local derelict cottages and such was the skill of the architect and stonemasons that it is impossible to tell, without intimate knowledge of the house, the old from the new.

The house is multi level but of single storey and is packed with original and unique details. Oak beams, exposed stone walls and staircases feature throughout. The living spaces are warm and welcoming, offering cosy sitting spaces by the fire in winter or summer evenings in the garden room. Sleep quality is guaranteed with a separate wing for the bedrooms - with each one benefitting from their own private bathroom. In addition there is a separate guest annex - ideal for extended living arrangements, visiting family or friends or even providing an income potential through letting.

The house continues to offer more potential via the attic. Currently this is divided into 6 separate rooms, all of which are boarded, and benefit from full electrical wiring and Velux windows. This area provides completely usable space and could be successfully utilized as additional living, sleeping or working areas.

Plas Penbryn Pwll Du is unique and offers a rare opportunity for a change of lifestyle. The house is simply stunning, the grounds are amazing and the location will take your breath away.

ACCOMMODATION

In summary

Grand entrance hall with tiled floor and slate steps leads into

Grand Dining Hall (10.6m x 3.59m) boasting 2 bay windows and exposed stone walls

Drawing Room (7.58m x 5.15m) with inglenook fireplace, original beams, double height ceiling with stone circular staircase to

Minstrel's Gallery (5.28m x 2.84m) the perfect music room!

Study (5.21m x 5.15m) with triple aspect windows and cathedral ceiling

Garden Room (5.09m x 3.89m) a beautiful addition to the property which has been blended seamlessly and encompasses the location and peace of the house

Kitchen (8.56m x 4.48m) fitted with a comprehensive range of wall and base units including an oil burning stove, breakfast bar and generous dining area

Hallway leads to bedroom wing with each of the 3 spacious rooms having their own bathroom.

Master Bedroom (9.53m x 3.79m) triple aspect windows and an abundance of wardrobe space with en-suite

Bedroom 2 (3.61m x 5.57m)

Bedroom 3 (3.52m x 4.31m) with en- suite

Family Bathroom comprising bath and shower

Walk in linen room, electrical distribution cupboard and attic access. The attic is currently presented as a boarded 6 room space with velux windows and full electrical wiring and offers great potential and versatility to extend the living/sleeping accommodation as required to any individuals' need and style.

Annex/letting potential - Suite comprising of bedroom with en-suite bathroom, sitting room and kitchen/utility room.

EXTERNAL

Without a doubt one of the key highlights of the property is the external space and it's location.

There are several outbuildings which offer any new owner a

variety of uses - to include spacious double garage, gym, work space, commercial venture - the choice goes on!

One outbuilding houses the water treatment plant which filters all the incoming water with the addition of a fitted ultraviolet light system to ensure a negative bacterial count.

Surrounding the property are 10 acres of pasture land (all currently rented to a local farmer), 3 acres of woodland and 2 acres of perfectly manicured and maintained gardens. Here you will find triple tiered pond and waterfalls, various seating areas to enjoy the al-fresco lifestyle and stoned paved patios which complement the house perfectly. The gardens are mature, and have been carefully planted to ensure all year round colour and interest. Not least is the stunning views - far reaching, ever changing and all encompassing over the Eryri Mountain Range. The peace and tranquillity here are life changing and provides for a completely relaxed style of living.

LOCATION

The property is located at an altitude of approximately 850 feet and is surrounded by glorious countryside, panoramic mountain views and is remote and secluded.

It is a 10 minute drive on a single track lane from the hamlet of Llandecwyn, approximately 2 miles from the village of Talsarnau, which has a public house, primary school and railway station. Step outside the property and walk in any direction and you will discover the revitalising tonic of rural living. Mountain walks are breath taking in every sense and the calm of the countryside is all around. It is a bird watchers paradise and has 3 fishing lakes within walking distance. Indeed, the surrounding area is a delight, appealing to those who wish to leave behind the hustle and bustle, whilst being only moments away from nearby Harlech, boasting a cliff top Castle and championship Golf course and the harbour town of Porthmadog.

SERVICES

Mains electric.

Private water supply and drainage

Full fibre internet connection with a download speed of 175mb/sec.

Nearby farm has a 4G mast ensuring mobile coverage, in particular with O2 or EE is excellent.

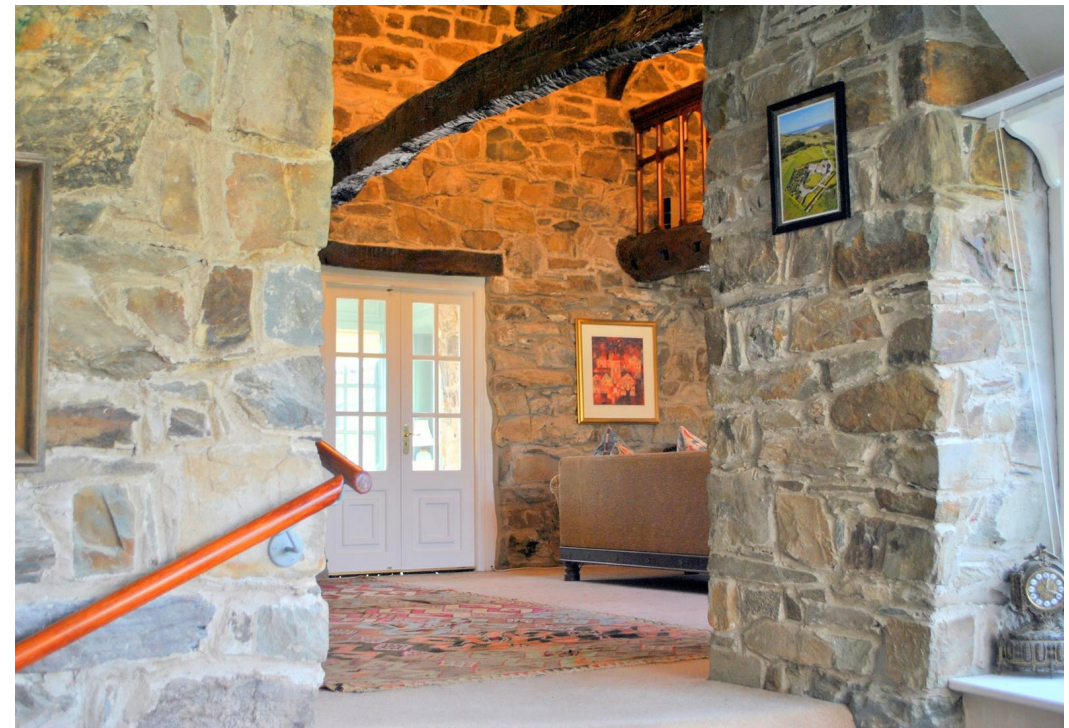
MATERIAL INFORMATION

Freehold stone construction detached dwelling used as primary residence

Not listed

Gwynedd Council Tax band G

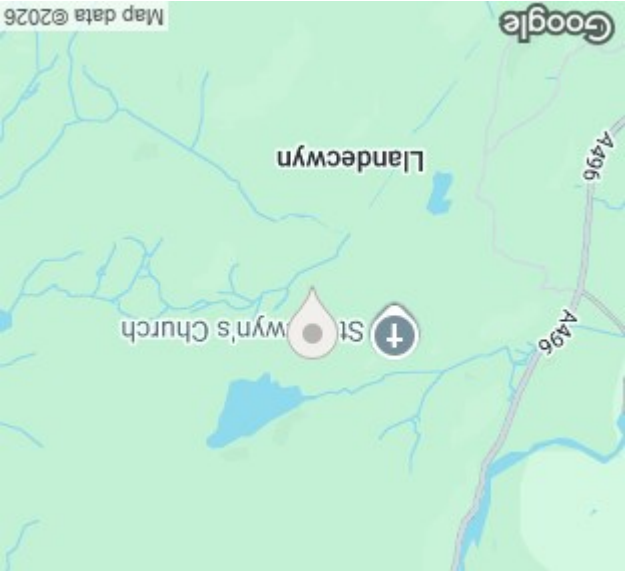






Energy rating		D	Certificate number: 9082-3041-7202-5316-1200
Valid until: 10 March 2036			

Property type	Detached bungalow
Total floor area	277 square metres



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.