



# Tom Parry

Capel Coffa , Llanelltyd, LL40 2TA  
Offers in the region of £495,000

## Capel Coffa , Llanelltyd, LL40 2TA

Some homes are defined by their architecture - while others are defined by their quality. Capel Coffa is distinguished by both.

Capel Coffa was originally constructed in 1802 as a Welsh Independent Chapel and later rebuild in 1924 in the gothic style. The chapel doors closed in June 2019 and the property has now been converted into luxury accommodation. As many original features as possible have been retained including high arch shaped windows, exposed stone walls and the authentic wooden entrance doors. Indeed the property boasts all the character of the former building with a contemporary, stylish interior ideal for 21st century living.

This stunning converted chapel has been transformed into a remarkable home full of charm and individuality. Flooded with natural light from dramatic arched windows, the expansive living space showcases high ceilings and original detailing that celebrate the building's heritage.

Modern upgrades, including a contemporary kitchen, stylish bathrooms and ornate cast iron radiators complement the historic structure while providing all the comforts of modern living. A rare opportunity to own a distinctive property with both character and presence.

The property is light and airy and arranged over two floors. The chapel feel is evident from the minute you approach the building and walk in through the original chapel doors into an entrance lobby, complete with tiled flooring and chapel pews. From here step into the spacious open plan lounge/kitchen/diner - the heart of the home. The seamless integration of period character with high-spec finishes creates a striking and sophisticated residence unlike any other. The kitchen is contemporary and well equipped with a comprehensive range of wall and base units including all the integrated appliances you will ever need, including a wine cooler. Stone worktops above midnight blue shaker cabinets complete the elegant look. Beautiful parquet flooring throughout leads you into the double height lounge with exposed stone walls and feature log burning stove. To the side of the living area is an impressive full height window which extends up to the first floor, allowing the whole space to be flooded with natural light. A king size bedroom with en-suite, plus a separate utility room and cloakroom completes the ground floor.

A bespoke staircase leads to the first floor and welcoming mezzanine - the perfect spot to create an office, a play room perhaps or just the ideal reading nook. There are three further bedrooms to this floor - all generous sizes and with stylish en-suites. Completing the picture is a stunning family bathroom.

Each room in this property exudes quality and class with excellent workmanship, choice of fittings and perfect presentation.

It is true to say the property is beautiful inside and out.

Externally the chapel benefits from a private enclosed paved garden - with french doors leading directly from the kitchen into this space. Sit and relax here during the summer and dine alfresco - or star gaze during the winter months. There is also a lawned garden to the front.

Capel Coffa is a magnificent chapel conversion unlike any other and a rare opportunity to purchase your dream home or a successful holiday let.

Often said, but never more truly meant, early viewings are advised.

### LOCATION

The property is nestled in Llanelltyd, 1 mile from the historic town of Dolgellau where there are all amenities you require from the smallest boutique shops to larger supermarkets, public houses and hotels. The renowned Mawddach Trail can be picked up close by along with the Coed Y Brenin Forest Park, perfect for a mountain bike challenge. The property is located approximately 7 miles from the popular coastal resort town of Barmouth, lying between the mountain range of Cadair Idris and the sea. Barmouth is a thriving seaside town with breath-taking views on the north west coast of Wales looking out onto Cardigan Bay on the edge of the Snowdonia National Park. There is a bustling town centre with a range of shops and supermarkets and great places to eat and relax. For lovers of the outdoors it offers walking, cycling, paddle-boarding, kayaking, and of course swimming in the sea from the beautiful golden sand beach. The train station in the middle of the town provides easy links up and down the coastal line or regular trains directly through to Birmingham and beyond. Slightly further afield is the town of Harlech - famous for the stunning Castle, St David's Golf Course and miles of sandy beach. This is an all year round destination for friends and family to enjoy - with so many activities in the area such as paddleboarding, boat trips, fishing, sea swimming, rock climbing, golf, horse riding, walking and cycling. Visit countless historic sites, castles and events all within the Snowdonia National Park.

### SERVICES

Mains water, drainage and electricity  
LPG central heating

### MATERIAL INFORMATION

Freehold property of stone construction.  
Gwynedd Council zero business rates  
May be used as a primary residence, second home or continue to be let as a successful holiday home.





Floor Plan Awaited



|                                                    |                                                       |                           |
|----------------------------------------------------|-------------------------------------------------------|---------------------------|
| Capel Coffa<br>Llanelltyd<br>DOLGELLAU<br>LL40 2TA |                                                       | Energy rating<br><b>E</b> |
| Valid until<br><b>3 November 2031</b>              | Certificate number<br><b>0347-3903-1309-3839-0204</b> |                           |
| Property type                                      | Detached house                                        |                           |
| Total floor area                                   | 147 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.



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