



Tom Parry

Tyddyn Heulyn, Penrhyndeudraeth, LL48 6EH

£525,000

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Tom Parry & Co are delighted to offer for sale this fantastic detached property, set in a breathtaking location overlooking the Dwyryd Estuary, this unique detached home offers uninterrupted views across the water to Ynys Giffan and the iconic Harlech Castle.

Designed by the renowned artist Jonah Jones, this property lies just around the bay from the famed village of Portmeirion, the property enjoys stunning sea vistas in every season.

Featuring four bedrooms and a recently extended, handcrafted kitchen-breakfast room, the home combines modern comfort with original charm. While some areas would benefit from sympathetic modernisation, there's ample opportunity to create a truly exceptional residence. A versatile workshop to the rear adds further appeal to this rare coastal gem.

Early viewing of this property is highly recommended!

Our Ref: P1567

ACCOMMODATION

All measurements are approximate

GROUND FLOOR

Entrance Porch

with marble-effect ceramic tiled flooring; cloak storage; utility area with space for tumber dryer and fitted shelf

Cloakroom

with low level WC; wall hung wash basin and tiled walls/floor

Kitchen Breakfast Room

Kitchen Area

with brand new handcrafted bespoke fitted kitchen, with new integrated appliances including oven and combi oven, dishwasher, fridge, five ring induction hob and waste storage; stunning marble effect "quartz" worktops and splash backs; Aga style cast iron oven with two rings, real flame fire and oven; double ceramic 'Belfast' sink; fantastic bespoke pantry cupboard and marble-effect ceramic tiled flooring

Sitting Room

this dual aspect light and airy room leads off the kitchen area and is ideally sized for a seating or dining area; the views are breath-taking and the marble-effect flooring lights up the room

Living Room

with large log burner set upon a slate hearth with stone surround; part panelled walls; panelled ceiling; dual aspect windows; built in shelving; two radiators and sliding doors to side porch area

Side Porch

with ornate ceramic tiled floor and door to side patio

Bedroom 4

with picture window to the front enjoying far reaching sea views; newly constructed with drylined and painted walls

En-Suite

with a four piece suite including large panelled shower; low level WC; bidet; pedestal wash basin; heated towel rail and stunning ornate tiling

FIRST FLOOR

Landing

with stripped floorboards and ingenious hand made pulley system to access the boarded loft space

Bedroom 1

with dual aspect windows to enjoy the amazing views; fitted wardrobe; stripped floorboards and radiator

En-Suite

with panelled bath with shower over; low level WC; pedestal wash basin; bidet and heated towel rail

Bedroom 2

with dual aspect windows to enjoy the amazing views; fitted wardrobe; stripped floorboards and radiator

Bedroom 3

with stunning views and stripped floor boarding

Family Bathroom

with coloured suite comprising panelled bath with shower over; pedestal wash basin; low level WC; separate shower cubicle; built in cupboard and fantastic views

EXTERNALLY

The property is accessed via a right of way over adjacent fields. There is gated access to a private driveway with slate shingle finish with space for 3/4 cars.

At the front pf the house there is a large patio area with dry stone wall boundary enjoying the most beautiful views across the Dwyryd Estuary towards Harlech Castle and beyond. The patio is a perfect sun trap, with ample space for relaxing and entertaining.

There is a sloping garden area to the side of of the house with mature trees to the boundary and a stone built potting shed.

At the rear you will find a handy log store and a detached shed/workshop aside a stone retaining wall which looks down towards the railway line.

SERVICES

Mains electricity and water. LPG fired central heating. Private drainage to septic tank.

MATERIAL INFORMATION

Tenure: Freehold - currently held as a second home.

Council Tax: Band D

Formal Rights of Way to the property across neighbouring land.

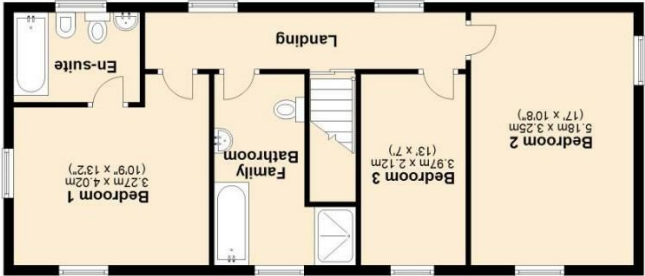






NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.

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		159 square metres	
Energy rating		E		Valid until:		13 August 2035	
Energy rating		E		Certificate number:		5535-8623-5500-0528-3225	

Energy performance certificate (EPC)

