



LLETY'R WENNOL

Caethro, Caernarfon, Gwynedd, LL55 2SL



AN EXTENDED AND FULLY REBUILT COUNTRY HOME

A meticulously extended and fully rebuilt country home, combining contemporary design with timeless traditional detailing, set within approx. 2.06 acres of landscaped gardens and paddock.



4



3



2

EPC

B

Local Authority: Gwynedd Council

Council Tax band: E

Tenure: Freehold

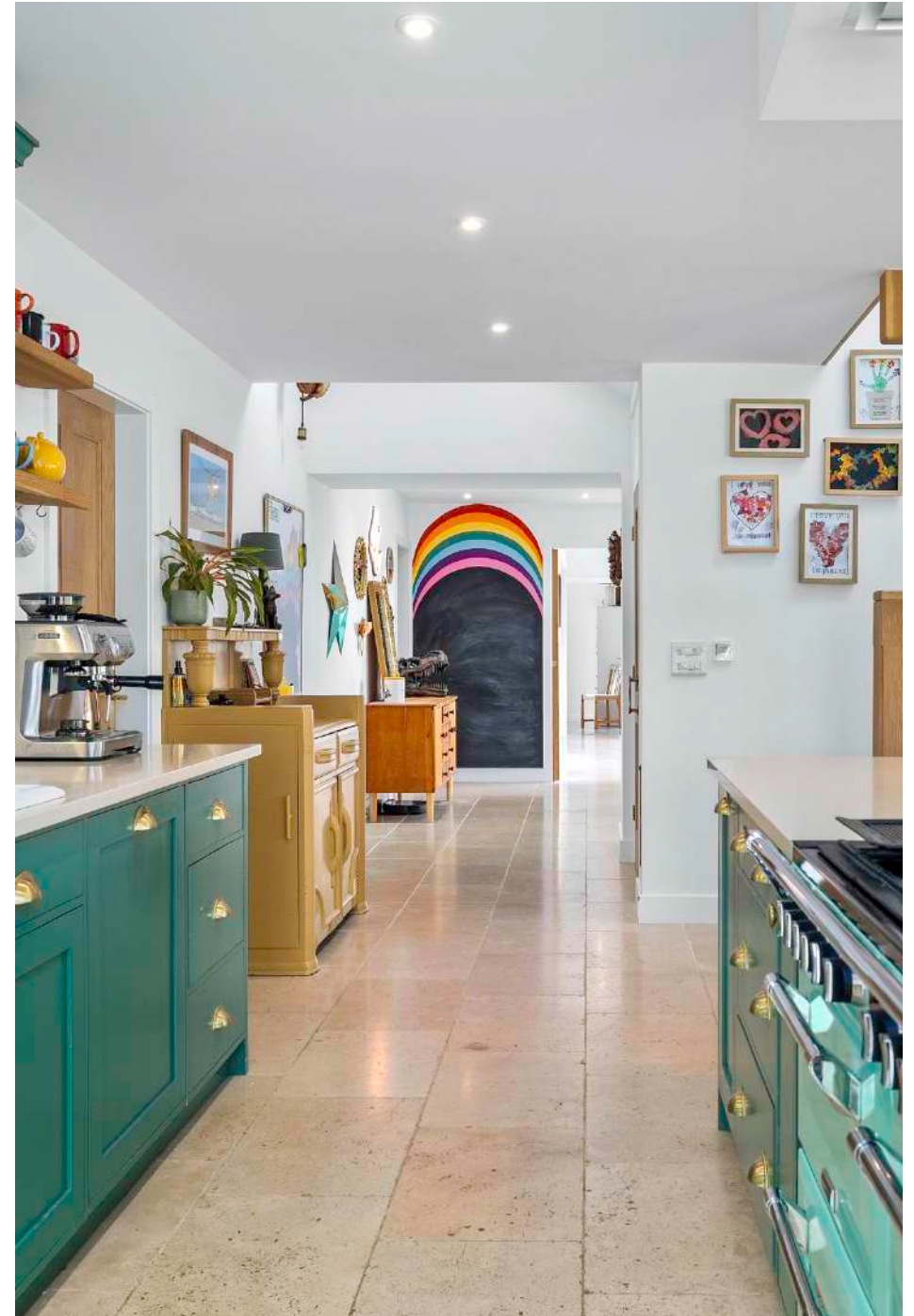
Services: Mains water and electric. Private drainage. LPG servicing the gas cooker. Ground Source heating. Solar Thermal Panels. Worcester pressurised water system and Nibe heating system. Fibre 900 currently connected. Cat 6 cabling throughout.

Guide Price: £950,000

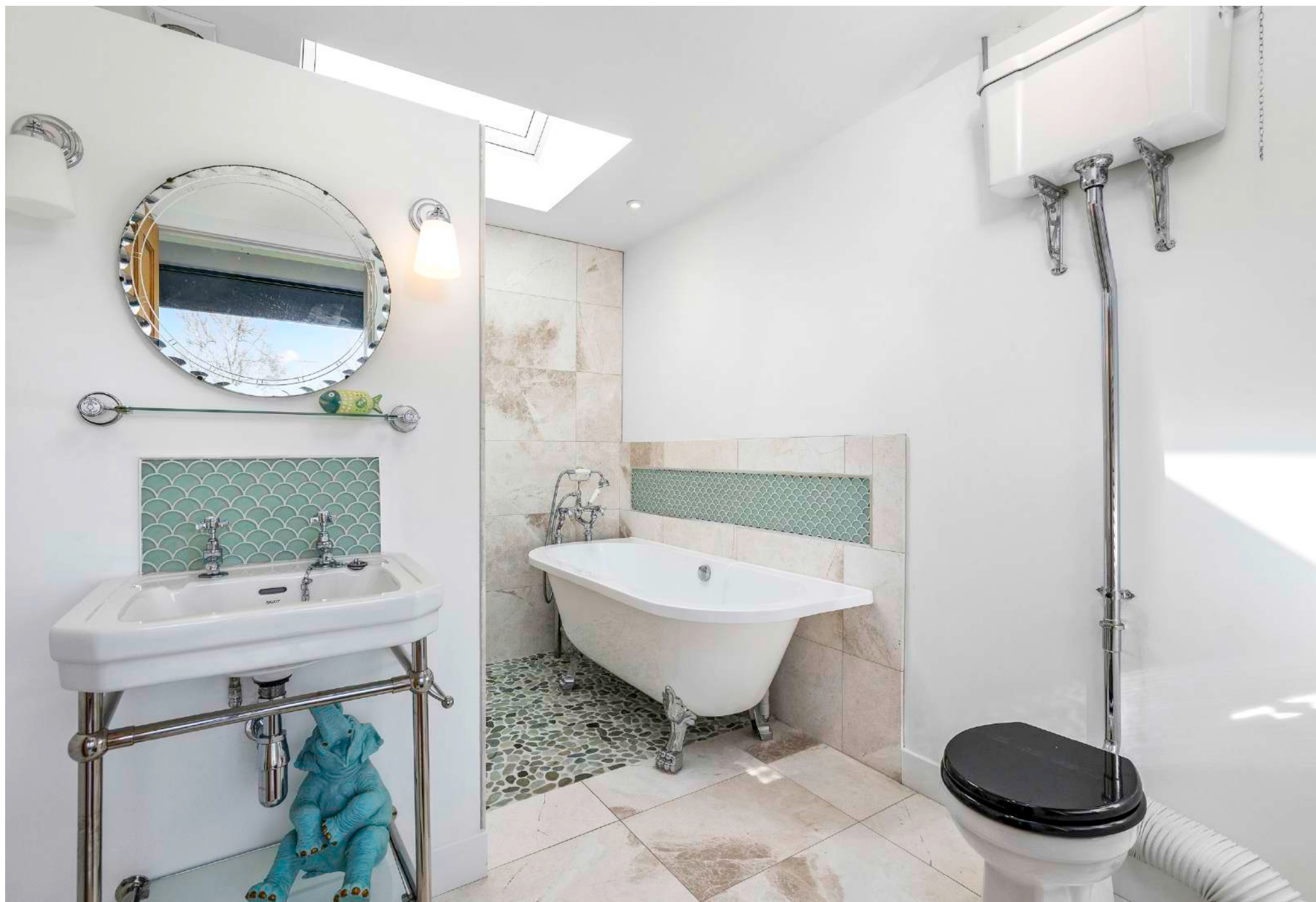


LLETY'R WENNOL

Llety'r Wennol is a beautifully reimagined contemporary country home offering c. 2321 sq ft of meticulously planned accommodation, set against open rural views on the edge of Caeathro. Rebuilt and extended in 2021 with exceptional attention to detail, the house blends modern architectural glazing, oak structure and natural stone with warm, characterful interior finishes, creating a spacious yet inviting family environment.









Arranged over two floors with underfloor heating throughout the house, the layout is designed for light, flow and everyday living. The broad reception hall introduces the home's clean, modern aesthetic, leading through to the striking open plan living kitchen; an impressive space centred around handmade cabinetry, a range cooker, integrated appliances and a generous island.

Adjoining this, the sitting area enjoys a 5kw Parkway wood burning stove and floor to ceiling sliding glazing that opens to the terrace, framing wide views across the gardens and surrounding land. Adjacent is a self contained annexe with pocket door accessed through a full height, glazed corridor to a cosy Sitting Room, Double Bedroom 4 and beautifully appointed bathroom.

A utility, cloakroom, well equipped boot room and walk in pantry complete the ground floor. Throughout, natural stone flooring, oak joinery and considered lighting combine to give the interior a high quality, cohesive feel.







A bespoke solid oak staircase rises to a bright first floor landing, currently utilised as a work space, giving access to three double bedrooms. The principal suite is a standout feature: a vaulted space with full height glass gable, private balcony, and a beautifully appointed en suite with large walk in shower and adjoining dressing room. Of particular note are the uninterrupted views across the rolling countryside towards a backdrop of the Snowdonia Range.

The further bedrooms are all finished to a high standard while a family bathroom offers a luxurious mix of contemporary stone and traditional fittings.





GARDENS & GROUNDS

The outdoor setting at Llety'r Wennol is designed for effortless enjoyment, with wide slate-tiled terraces extending from the main living spaces—ideal for morning coffee, alfresco dining and entertaining. A dedicated barbecue terrace enhances the space, all set against ever-changing open country and mountain views. Sweeping lawns wrap around the rear, creating a sense of openness and privacy, while a modern greenhouse and kitchen garden offer space for home-grown produce. An adjoining paddock, accessed from the driveway, provides excellent versatility for grazing or further lifestyle use. Practical features include a range of well-maintained outbuildings extending to approximately 1,031 sq ft, comprising garaging, a workshop and wood store—ideal for storage, hobbies and equipment. In all, the gardens, paddock and outbuildings extend to approximately 2.06 acres, forming a natural extension of the home's contemporary rural appeal.







LOCATION

Set within the rural hamlet of Caeathro, Llety'r Wennol enjoys an enviable and tranquil position approximately 1.2 miles south-east of the historic town of Caernarfon. The hamlet itself provides a charming sense of community with a local shop, while Caernarfon offers an excellent range of amenities including supermarkets, independent retailers, cafés, restaurants and the renowned UNESCO World Heritage Site, Caernarfon Castle.

The surrounding area is particularly noted for its outstanding natural beauty, lying on the edge of Snowdonia National Park being within a short distance of both Snowdon in Llanberis and the beautiful Dinas Dinlle beach. The area affords superb opportunities for walking, cycling and equestrian pursuits. A variety of attractions are also within easy reach, including the Beacon Climbing Centre and Gypsy Wood Park.

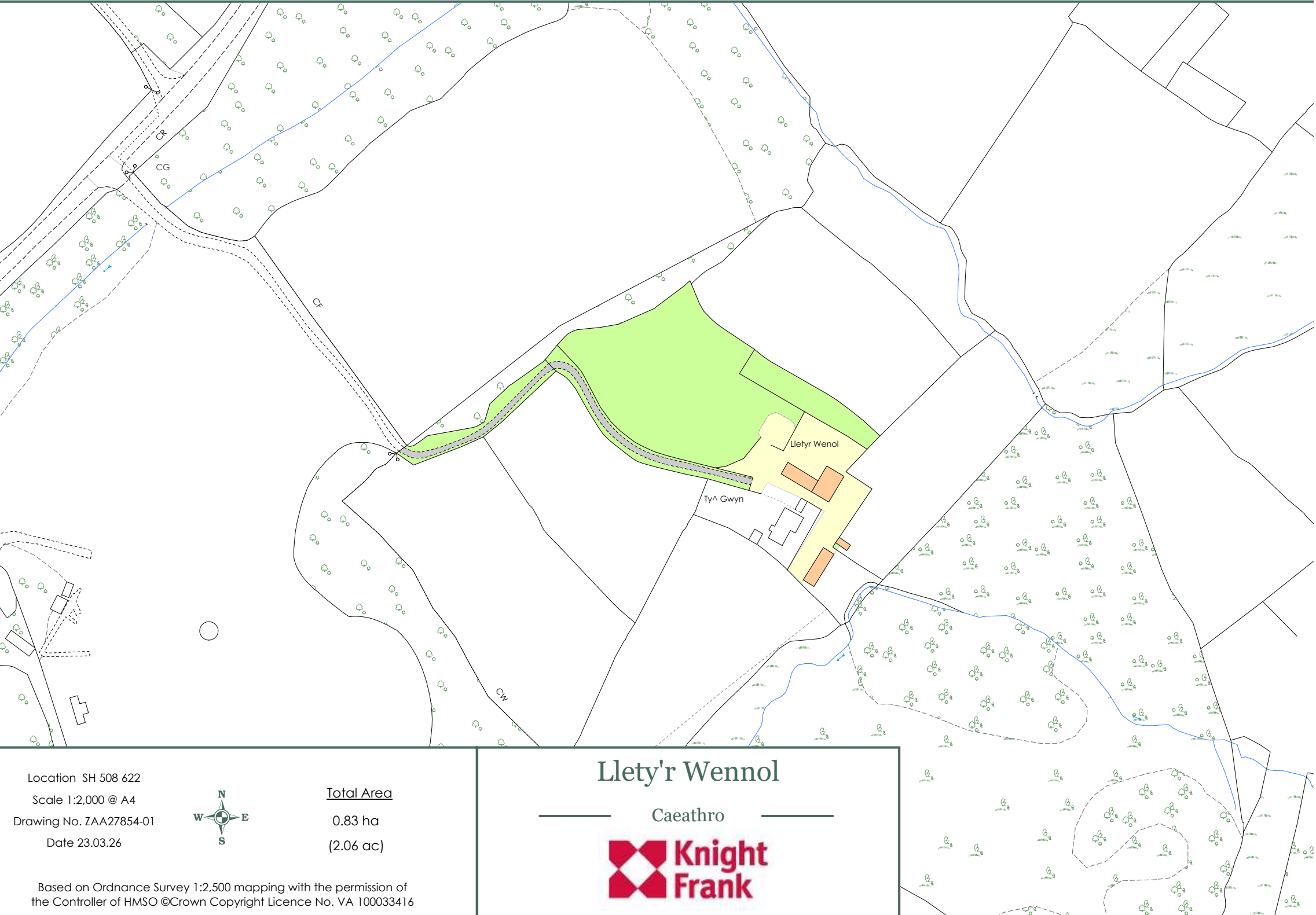




Well-regarded schooling is available locally, with Ysgol Yr Hendre in Caernarfon serving the immediate area, complemented by a wider selection of primary and secondary schools in and around the town.

Despite its idyllic rural setting, the property benefits from excellent connectivity, with convenient access to the A487 and A55. Bangor railway station, approximately 30 minutes away, provides direct services to major commercial centres including London, Manchester and Cardiff, while both Liverpool John Lennon Airport and Manchester Airport are within comfortable travelling distance for national and international journeys.





Location SH 508 622
Scale 1:2,000 @ A4
Drawing No. ZAA27854-01
Date 23.03.26



Total Area
0.83 ha
(2.06 ac)

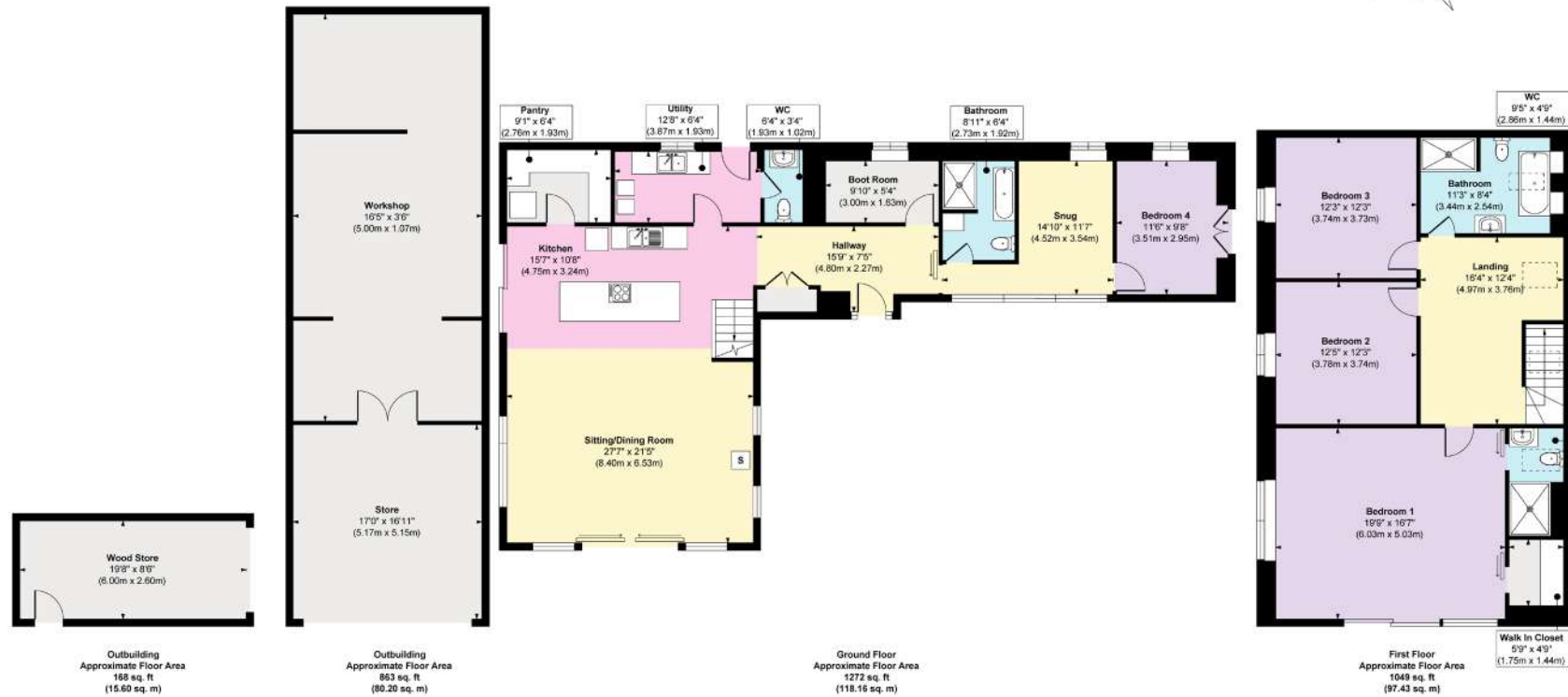
Llety'r Wennol

Caeathro



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Approx. Gross Internal Floor Area
Main House = 2321 sq. ft / 215.59 sq. m
Outbuilding = 1031 sq. ft / 95.80 sq. m

FOR ILLUSTRATIVE PURPOSES ONLY, MEASUREMENTS ARE APPROXIMATE - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
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