



Tom Parry

Bodowen Lodge Barmouth, Barmouth, LL42 1TF
Offers in the region of £675,000

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A beautifully restored and extended three-bedroom lodge of historic character, set within approximately eight acres of private grounds and offering rare, direct access to the breathtaking Mawddach Estuary. Formerly a gate house, this unique residence has been thoughtfully and comprehensively renovated, blending period charm with refined modern living in an exceptional rural setting.

The property sits gracefully within its expansive landholding, surrounded by mature woodland, open clearings, and sweeping natural scenery. To the front are unbeatable sea and mountain views.

The property has recently undergone a comprehensive renovation programme which has elevated every aspect of this home, with a calm, contemporary interior palette, quality finishes, and an effortless flow between rooms.

The single storey property features inviting living spaces with generous natural light, while the bespoke kitchen/diner provides a stylish heart to the home — ideal for both everyday comfort and entertaining. In addition there are three beautifully appointed bedrooms, all with stylish and contemporary en-suite facilities.

The land itself is a standout feature: circa eight acres of private, unspoilt countryside, offering exceptional privacy, wildlife, and endless possibilities for leisure, small-scale hobby farming, or simply enjoying the tranquility. A private pathway leads directly to the Mawddach Estuary, granting exclusive access to one of Wales' most celebrated natural landscapes — perfect for paddleboarding, kayaking, or peaceful shoreline walks.

Externally, the lodge is framed by charming stonework, landscaped areas, and natural woodland, creating a sense of seclusion and timeless rural beauty. This is a property that offers not just a home, but a lifestyle — one defined by space, nature, and the rare privilege of private estuary access.

A truly exceptional opportunity to acquire a fully renovated historic property in the perfect setting.

Accommodation comprises:

REAR ENTRANCE HALL

4.86 x 1.17 (15'11" x 3'10")

Open space leading directly into kitchen/dining with doors into

CLOAKROOM

2.07 x 1.20 (6'9" x 3'11")

Contemporary fittings including low level W.C. with concealed cistern, wash hand basin, obscured window to rear

WALK IN STORAGE/UTILITY SPACE

2.02 x 1.31 (6'7" x 4'3")

Useful storage area containing "Glow Worm" boiler

KITCHEN/DINER

5.61 x 3.54 (18'4" x 11'7")

Luxurious kitchen beautifully fitted with wall and base units including integrated fridge/freezer, oven, microwave, induction hob with extractor hood above, laminate worktops, sink and drainer unit, open to dining area with original alcove cupboards and feature "fireplace", two windows to front with far reaching sea and mountain views

LOUNGE

3.76 x 3.40 (12'4" x 11'1")

Nestled in the original part of the property with feature log burning stove on slate hearth, window to front with far reaching views, door to outside

BEDROOM 1

5.18 x 3.65 (16'11" x 11'11")

Bay window to front with stunning sea and mountain views, two windows to side, door leading to

EN-SUITE

1.36 x 2.97 (4'5" x 9'8")

Shower enclosure, low level W.C., with concealed cistern, wash hand basin with vanity unit below, obscured window to rear

BEDROOM 2

3.59 x 3.19 (11'9" x 10'5")

Window to side, door leading to

EN-SUITE

1.94 x 2.39 (6'4" x 7'10")

Fully tiled shower cubicle with rainfall head shower, wash hand basin, low level W.C., tiled floor, shaving socket, two skylight windows

BEDROOM 3

3.61 x 3.59 (11'10" x 11'9")

Window to side, door leading to

EN-SUITE BATHROOM

3.29 x 2.20 (10'9" x 7'2")

Panelled bath, fully tiled shower enclosure, wash hand basin with vanity drawers below, low level W.C., skylight window, glass bricks to rear

EXTERNAL

The property is set back from the road and entry into ground is via a newly laid tarmacadam driveway.

There is approximately 8 acres of land belonging to the lodge - a mixture of woodland, natural clearings, rock face and gardens - ample spaces to sit and soak up the spectacular views.

EXTERNAL UTILITY

4.42 x 2.36 (14'6" x 7'8")

Base units with worktops above, space and plumbing for washing machine, private water supply treatment system, concrete floor

GARAGE

8.61 x 6.63 (28'2" x 21'9")

Newly built with electric doors - perfect for storage of larger vehicles

STORAGE SHED

5.86 x 9.09 (19'2" x 29'9")

Steel structure for additional storage - currently being used as a workshop, complete with separate room housing shower and wash hand basin.

LOCATION

The property is located approximately a 5 minute drive to the classic seaside resort of Barmouth "where the mountains meet the sea" Residents can lose themselves in the rugged landscapes of Snowdonia National Park or stroll along the quaint streets lined with colourful shops, restaurants and cafes. There are good local bus services and the nearby stations along the Cambrian Coastline railway provide excellent links to nearby towns, including Porthmadog and Harlech, with regular services to the Midlands and beyond. Whether it's hiking, beachcombing, or simply soaking in the tranquil atmosphere, Barmouth is timeless and captivating place to live

SERVICES

Private water supply - borehole

Private drainage - treatment plant newly installed

Mains electricity

LPG central heating system

MATERIAL INFORMATION

Freehold property of standard construction.

Gwynedd Council tax band C







THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.

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.

Total area: approx. 212.6 sq. metres (2288.6 sq. feet)

Property type		Detached bungalow	
Total floor area		91 square metres	
Boswell Lodge BARMOUTH	Energy rating	D	Certificate number 8200-5638-0222-4604-3663
	Valid until:	19 May 2036	



Energy performance certificate (EPC)

