



Tom Parry

Pen Y Bont Ffordd Cwm Bychan, Llanbedr, LL45 2PE

£225,000

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An Idyllic Grade II Listed Riverside Cottage with exceptional Lifestyle Appeal. Croeso i Pen Y Bont.

Set gracefully beside the Afon Artro in Llanbedr, this 18th-century Grade II listed stone cottage offers not only a home of remarkable heritage, but a lifestyle defined by tranquillity, nature and timeless charm. Rich in character and beautifully preserved, it is a sanctuary where history, comfort and rural elegance come together effortlessly.

This is the kind of cottage people dream of retreating to — a place where mornings begin with birdsong drifting over the river, and evenings settle softly around thick stone walls warmed by centuries of stories. The deep-set windows frame views of greenery and water, creating a sense of calm that lingers throughout the day.

In summary the accommodation comprises kitchen/diner and lounge to the ground floor with 3 bedrooms and a family bathroom to the first floor. Each room is rich with its own unique period charm and all spaces offer a warm and welcoming atmosphere.

Step outside and the river becomes part of daily life — a serene backdrop for morning coffee, quiet reading, or simply watching the water move gently past. The surrounding landscape offers endless opportunities for walking, exploring and embracing the slower pace that Llanbedr is known for.

Grade II listed, riverside, and bursting with historic charm — this is a home that invites you to live differently. To slow down. To savour. To enjoy a life shaped by nature, heritage and the quiet luxury of an idyllic Welsh setting.

Accommodation comprises: (all measurements are approximate)

Entrance door into

GROUND FLOOR

ENTRANCE HALLWAY

2.94 x 1.92 (9'7" x 6'3")

Original stone flooring, wealth of beams and exposed wood, stone staircase leading to first floor, under stairs storage cupboard, doors leading to

KTCHEN/DINER

5.44 x 2.78 (17'10" x 9'1")

Tiled floor, range of base units, sink and drainer unit, double doors opening onto front terrace, window to rear, character features throughout

INNER HALLWAY

2.96 x 1.84 (9'8" x 6'0")

Window to rear, stone floor, original wooden partition wall, door into

LOUNGE

5.30 x 3.43 (17'4" x 11'3")

Feature open fire, original stone flooring, window to front, electric wall heater

FIRST FLOOR

LANDING

Double ceiling height with exposed ceiling beams, window to front, storage cupboard, sky light window to rear, doors leading to

BEDROOM 1

3.29 x 2.46 (10'9" x 8'0")

Exposed ceiling beams, feature fireplace, window to front

BEDROOM 2

1.96 x 4.18 (6'5" x 13'8")

Exposed ceiling beams, sky light window

BEDROOM 3

3.32 x 3.85 (10'10" x 12'7")

Exposed ceiling beams, window to front

BATHROOM

1.50 x 2.41 (4'11" x 7'10")

Panelled bath with electric shower above, wash hand basin, low level w.c. wooden floor, wall heater, skylight window

EXTERNAL

The charm and quality of the interior continues to the external space.

There is a terrace to the front of the property which leads around to the side, adjacent to the Afon Artro. Steps lead from here directly to the river bank.

There is a pathway that leads to the rear and far side of the property with minimal planting areas. Shed with water treatment system. Log store, Off road parking for 2 small vehicles.

LOCATION

Llanbedr is a popular village situated on the western coastal fringe of the Snowdonia National Park through which runs the Afon Artro. The village provides a wonderfully relaxed rhythm; friendly, scenic footpaths and the feeling of being tucked away in one of Snowdonia's most picturesque pockets. It is served by a well stocked convenience store, hairdressers, two public houses, Country House Hotels, a primary school and the village church. It benefits from a regular bus service and a rail station along the Cambrian Coastline railway provides excellent links to nearby towns including Porthmadog and Barmouth with regular services to the Midlands and beyond.

SERVICES

Private water supply from the river, which is piped up into a holding tank, filtered and treated with UV system.

Septic tank shared with neighbour

Mains electricity.

MATERIAL INFORMATION

Grade II listed cottage.

Stone construction under slate roof

For Article 4 purposes this is a second home.

Gwynedd Council Tax band D







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. 79.2 sq. metres (852.4 sq. feet)



First Floor
Approx. 39.6 sq. metres (426.2 sq. feet)



Ground Floor
Approx. 39.6 sq. metres (426.2 sq. feet)

