



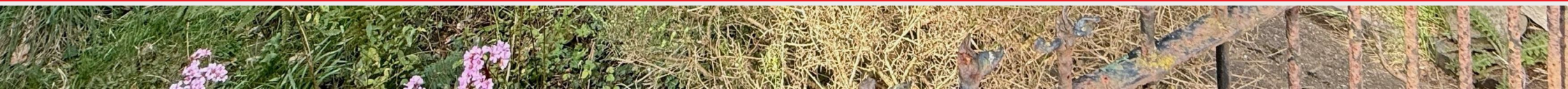
Llanfair Hill

Harlech || LL46 2SY

£160,000

MONOPOLY[®]

BUY ■ SELL ■ RENT





Llanfair Hill

Harlech || LL46 2SY

A traditional stone house with a rich history dating back to around 1760s, originally built for a local sea captain and cherished by the same family for generations since. Perfectly located in the popular village of Llanfair, Harlech, this delightful three-bedroom attached stone house offers a unique opportunity for those seeking a characterful home in a sought after village with beautiful sea views, gardens, parking and outbuildings.

This home is being offered with no onward chain, making it an attractive prospect for anyone looking to invest in an exciting project. The property requires renovation and presents a wonderful opportunity for new owners to restore it to its former glory.

Full of traditional charm and features, there are stone floors and beamed ceilings. An inglenook fireplace can be re-opened providing a perfect focal point for cosy evenings. The large attic and basement offer plentiful storage space, while the outbuildings in the garden, one of which boasts a crog loft, present further opportunities for creative uses.

The gardens to three sides are a true highlight, surprisingly generous and private. With off road parking for one car and plenty of room to develop a more substantial driveway, convenience is assured. This property is ideally located within easy walking distance of two beautiful sandy beaches, making it perfect for those who enjoy coastal living.

Additionally, excellent transport links are a short walk away and the vibrant town of Harlech is a short drive or 30 minute walk away.

An exciting opportunity to own a piece of history in this idyllic setting, where the beauty of the sea and the charm of the countryside come together.

- TRADITIONAL STONE DOUBLE FRONTED HOUSE -Very attractive 3 bedroom attached stone property
- VIEWS, SPACE, PARKING - Sea views, gardens to three sides, parking
- CHARACTER FEATURES - stone floor, beamed ceilings, inglenook fireplace (not in use)
- EXCITING RENOVATION PROJECT - in wonderful location
- STONE OUTBUILDING WITH CROG LOFT - plus former outside stone built WC with slate roof
- BEACHES, TRANSPORT LINKS, HILL WALKS - Lovely location, walking distance of 2 beaches, transport links, close to Harlech
- STORAGE IN ABUNDANCE - large attic, plus basement
- CHERISHED HOME DATING CIRCA 1700's - and under family ownership since built
- NO ONWARD CHAIN
- BURSTING WITH POTENTIAL - opportunity to create a wonderful home and add value



Entrance Hall

3'3" x 16'8" (1.01 x 5.10)

A central path leads through the gated courtyard to the front door. The hallway has doors off to the lounge, kitchen and bathroom and stairs rise to the first floor. A new UPVC back door opens to the rear garden.

Living Room

9'0" x 16'8" (2.75 x 5.1)

Full of character with beautiful original slate floor, inglenook fireplace (not in use), ceiling beams and dual windows to front and rear with sea and garden views. Wooden panelling to one wall.

Kitchen

8'7" x 10'11" (2.62 x 3.34)

With window to the front. A sizable kitchen with sink and unit, wooden flooring suspended over the basement below.

Bathroom

9'7" x 5'0" (2.94 x 1.54)

To the ground floor with white suite comprising of Armitage Shanks basin, bath and WC. Exposed floorboards and window to the side. There is also a built in cupboard.

First Floor Landing

The landing has doors off to the three bedrooms and space to potentially reconfigure the layout of the first floor.

A narrow staircase rises to the attic,

Bedroom 1

9'2" x 7'2" (2.8 x 2.2)

With beautiful sea views from the window, window seat, beamed ceiling and built in cupboards.

Bedroom 2

8'6" x 9'9" (2.6 x 2.98)

Having a window seat and views to the front garden of trees, stone walls and village houses. Characterful room with beamed ceiling, boarded up fireplace and built in cupboard.

Bedroom 3

12'5" x 9'2" (3.8 x 2.8)

Having a window seat and views to the front garden of trees, stone walls and village houses. Characterful room with beamed ceiling.

Attic

16'5" x 8'2" (5.01 x 2.5)

The attic is reached by fixed narrow stairs and the timbers are visible. The property was reroofed in 1980's. This useful space has electric and natural light from the two double glazed roof light windows. The attic extends spans the whole of the house and has some insulation.

Basement

16'5" x 8'2" (5.01 x 2.5)

The basement is approached by an open stone porch with slate roof and covered steps lead down to the door. The basement extends to under half the width of the house below the kitchen and bathroom.

Outbuildings

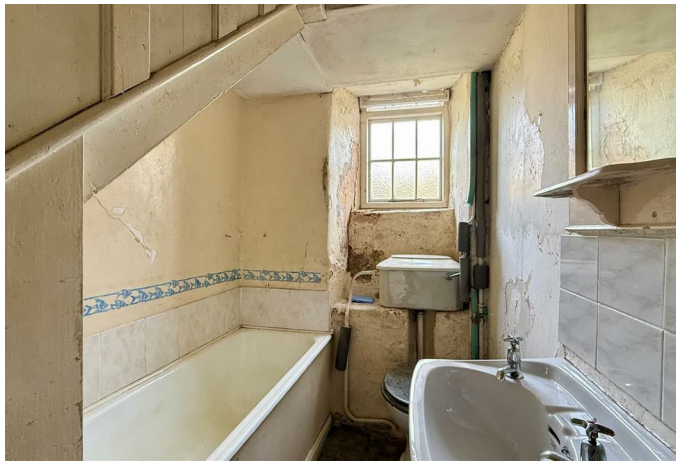
14'1" x 11'1" (4.3 x 3.4)

In the garden is a detached stone barn with slate roof and crog loft, the barn is in need of repair. It has an old fireplace, chimney and slate floor. There is also a stone built shed (previously an outside WC) with slate roof. In more recent years used as a larder.

Gardens and Parking

The gardens are a further highlight, on three sides with large lawn to the side and courtyards to front





and rear.

To the front is a gated courtyard garden with wrought iron fencing and stone walling. A central path leads to the front door. To the side is a large garden, partially laid to lawn with seating area and sea views. There is parking for a car but plenty of space to extend the driveway without noticeably compromising the gardens.

To the rear is a further very private enclosed courtyard with stone walling and access to the outbuildings and steps down to the basement.

Additional Information

The freehold property is connected to mains electricity, water and drainage. It is understood (but not confirmed) that the kitchen may drain to soak away.

Llanfair and its Surrounds

Llanfair is a picturesque, slightly elevated village overlooking Pensam Harbour and its yacht moorings, Shell Island, beautiful local beaches and open farmland. It lies within the boundary of the Snowdonia National Park. The nearest beach is a pleasant footpath stroll to Llandanwg or the glorious golden sand sweep of Harlech is about a 15 minute walk along the recently opened 'Wales Coast Path' or a five minute drive. The village of Llanbedr with shops and three superb pubs/restaurants is a five minute drive away or a delightful walk along country lanes and paths. Harlech with its formidable World Heritage Listed castle, beautiful sandy beach and the internationally renowned Royal St David's links golf course just over a mile north of the village and again is a delightful walk. Further afield are the larger towns of Barmouth (8 miles) and Porthmadog (12 miles) which offer more shops and large supermarkets.

The nearest railway station is a ten minute walk away located on the Cambrian Coastal Line which runs between Aberystwyth, Pwllheli and Shrewsbury, continuing to Birmingham and then beyond. Behind the village of Llanfair is the spectacular Rhinog mountain range that comprises varying hiking challenges for all abilities.

Article 4

Class C3 Primary Residence.

The purpose of the Article 4 Direction is to revoke the right to change of use without planning consent, for the following use:

Change of use of a main residence (use class C3) into a second home (use class C5)

or short-term holiday let (use class C6) and specific mixed uses;

Change of use of a second home (use class C5) to a short-term holiday let (use class C6) and specific mixed uses;

Change of use from a short-term holiday let (use class C6) to a second home (use class C5) and specific mixed uses.

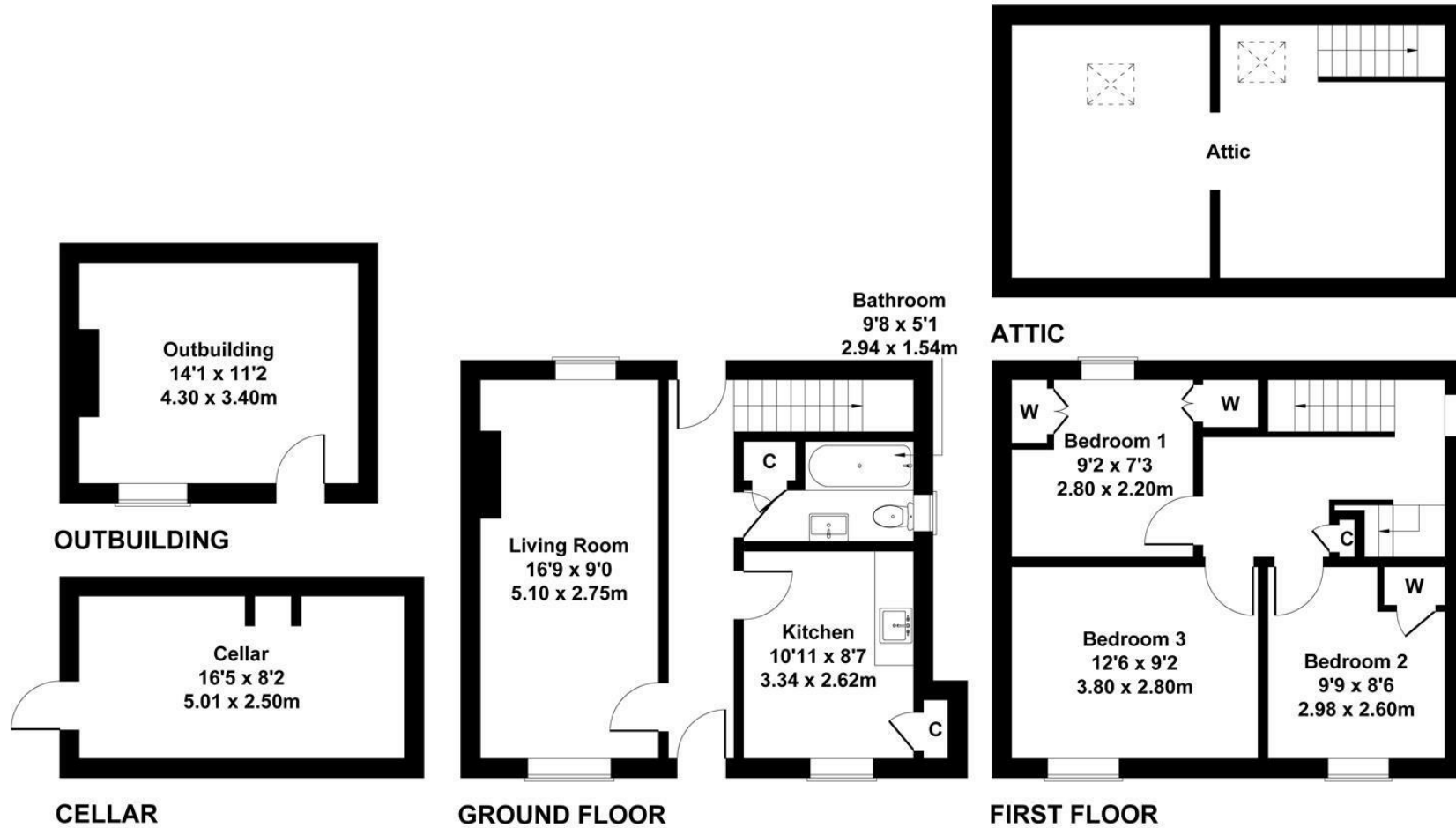






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Approximate Gross Internal Area
1141 sq ft - 106 sq m
(Excluding Attic)



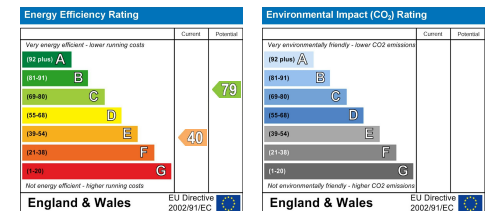
Not to Scale. Produced by The Plan Portal 2026
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MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.



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