The Store House, Llanelltyd, Dolgellau, LL40 2SR

OIRO £555,000

Freehold

EST. 1905

Walter Lloyd Jones

LAND & ESTATE AGENTS







Details













Details

4 Bedrooms
3 bathrooms
Open Plan Kitchen/Sitting/Dining Room
Conservatory
Riverside location
Static Caravan
Stunning Views
Set in 1.17 acres
Current EPC Rating E

The Store House is an immaculately presented, fully modernised four-bedroom detached house, constructed of traditional stone beneath a slate roof. Throughout, the property has modern comforts, with characterful quirky features.

Set on the banks of the Afon Mawddach, the property enjoys breath-taking river and countryside views to the rear, while also being conveniently located approximately one mile from the market town of Dolgellau and its range of amenities.

During the current ownership, the property has undergone an extensive programme of refurbishment, resulting in versatile and well-appointed accommodation ideally suited to family living. The property benefits from oil fired central heating and UPVC double glazing.

The property stands within approximately 1.17 acres of grounds, including a driveway providing ample off-road parking, a side garden housing a static caravan, lending itself as additional accommodation for visiting family and an attractive lawned garden to the rear which enjoys a delightful riverside setting.

Accommodation is arranged over three floors, offering a highly flexible layout.

The property is entered via the front door into the kitchen, fitted with a range of modern units, which in turn open up into a spacious sitting room featuring a large picture window that frames the panoramic river views. A concealed door opens into a useful utility room, while a further door provides access to the conservatory again with river views. Stairs from the kitchen rise to the first floor, which comprises two double bedrooms and a family bathroom, with exposed beams and A-Frames. Stairs descend to the lower ground floor from the kitchen, where a hallway with external access to the patio leads to two further double bedrooms, both benefiting from en-suite facilities, one with a hidden secret door.

The gardens are a particular highlight, offering a high degree of privacy and seclusion, together with direct access to the banks of the Afon Mawddach and fishing rights for two rods.

This is a rare opportunity to acquire a property in such a stunning riverside location, and early viewing is strongly recommended.

Location
The ancient market town of Dolgellau sits within an area of outstanding natural beauty set in the Southern Snowdonia National Park, at the foot of the Cader Idris mountain range. Dolgellau is an excellent base for walkers and outdoor pursuits. The town provides a small cottage hospital, primary & secondary schools, a

tertiary college as well as restaurants, pubs, library, rugby & cricket clubs and is within 10 miles of the coast and 6 miles of a main line railway station.

Council Tax Band: F - £3,377.39
Tenure: Freehold
Parking options: Driveway, Garage
Garden details: Private Garden
Electricity supply: Mains
Heating: Oil
Water supply: Mains
Sewerage: Septic Tank
Broadband: FTTP
The garden of the property floods when the Afon Mawddach is in flood. There is a flood defence wall at the rear of the property which was reinforced and strengthened in 2025. There is also a ground source pump, which automatically switches on in the event of flood water breaching the defence wall.

Floods water does not get into the property.

Open Plan Sitting Room/Kitchen *w: 9.29m x l: 4.64m*	Door to front, exposed beams, modern fitted kitchen to include 2 wall units, 10 base units under a butcher block worktop, Belfast sink, Perspex splashback, single integral oven with 4 ring ceramic hob with extractor hood above, radiator, laminate flooring. Sitting area: Picture window to rear with river and mountain views, window to front, exposed beams, part exposed stone walls, open fireplace with multifuel stove, wall lights, radiator, exposed floorboards. Secret door into:
Utility Room *w: 2.21m x l: 4.43m*	Window to front, window to rear, exposed beams, worktop with space for washing machine and tumble dryer, radiator, laminate flooring.
Conservatory *w: 3.03m x l: 3.63m*	French door to rear leading to raised decking with wrought iron railings, Triplex roof, tounge and groove to dado height, radiator, tiled flooring.
*	From Kitchen area: Staircase down to Lower Ground Floor:
Entrance Hallway *w: 1.21m x l: 5.08m*	Door to rear leading to rear garden, slate flagged flooring.
Bedroom 1 *w: 3.92m x l: 3.9m*	Window to rear, ceiling downlights, exposed beam, built-in wardrobe with light, slate flagged flooring.
En-suite *w: 2.66m x l: 0.9m*	Wet room, fully tiled walls, mains shower, vanity wash hand basin, shaver socket and light, corner low level W.C., extractor fan, tiled flooring with underfloor heating.
Bedroom 2 *w: 3.9m x l: 4.63m*	Window to rear, ceiling downlights, slate flagged flooring with underfloor heating. Secret door into:

Bathroom *w: 1.68m x l: 3.59m*	Window to rear, ceiling downlights, walk-in shower with mains shower, tiled walls, vanity sink with tiled splashbacks, bath with tiled front panel with central taps and separate hand held shower attachment, low level W.C., heated towel rail/radiator, slate flagged floor.
*	From Kitchen Area, staircase up to:
First Floor Landing *w: 0.76m x l: 0.74m*	Access to loft, carpet.
Bedroom 3 *w: 3.6m x l: 4.02m*	Velux to front , window to rear with window seat and stunning views, exposed beams and 'A' frames, built-in cupboards, ornamental open fireplace with slate surround and hearth, radiator, carpet.
Bathroom *w: 2.3m x l: 2.08m*	Velux to rear, ceiling downlights, exposed beam and 'A' frames, roll top bath with mains shower and shower screen, partly tiled walls, tounge and grove to dado height, low level W.C., pedestal wash and basin, heated towel rail/radiator, exposed floorboards.
Bedroom 4 *w: 4.65m x l: 4.68m*	Velux to front, window to rear with stunning views, window seat, access to loft, exposed beams and 'A' frames, radiator, carpet.
Outside	Electric gates providing access to the driveway with ample off road parking for several vehicles. Large timber shed and detached garage. To the rear there is a patio seating area with steps over the wall leading to the lawned garden bordering the river and a wooded area. A further raised patio is located outside the conservatory enjoying the countryside and river views. Within the garden there is a static caravan providing additional accommodation for family.

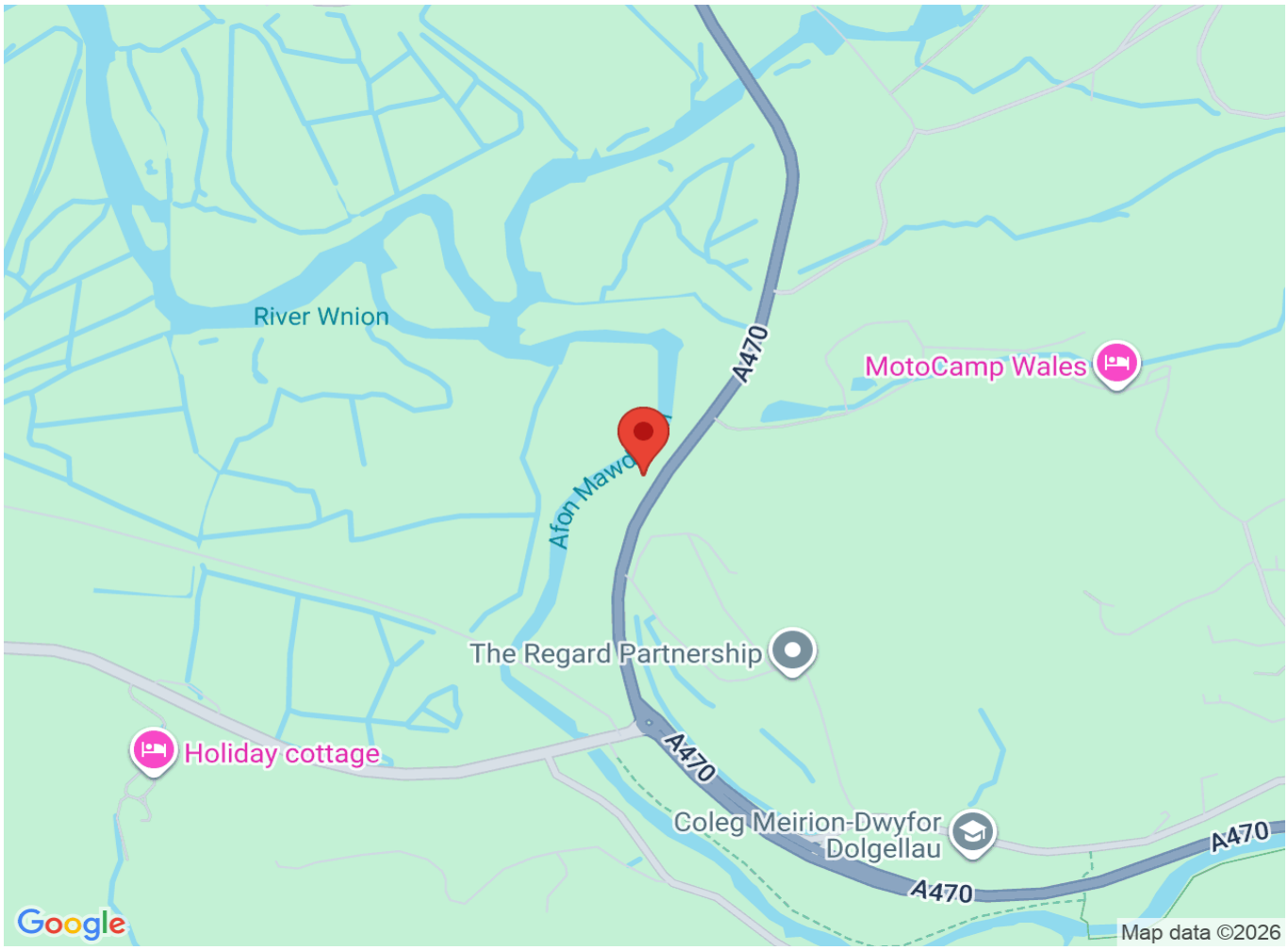
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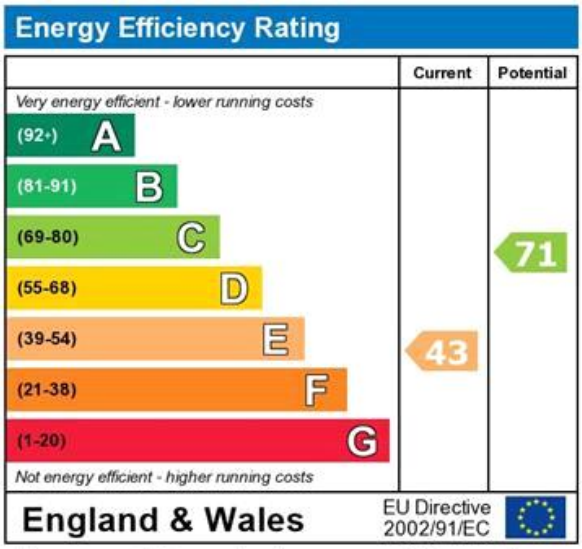
Approximate Gross Internal Area
158.5 sq m / 1705 sq ft



Illustration for identification purposes only,
measurements are approximate, not to scale.

Location


River Wnion
A470
MotoCamp Wales
Afon Mawd
The Regard Partnership
Holiday cottage
A470
Coleg Meirion-Dwyfor
Dolgellau
A470
A470
Google
Map data ©2026



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Fixtures & Fittings

The Agents have not tested any apparatus, equipment, fixtures, fittings or services, so cannot verify that they are in working order, or fit for their purpose: neither have the Agents checked the legal documents to verify the boundaries or the freehold/leasehold status of the property. The buyer is advised to obtain verification from his or her solicitor or surveyor. All measurements are approximate and should not be relied upon when ordering carpets etc.

Before making an Offer

To comply with Money Laundering Regulations, we require the following to be submitted BEFORE putting forward an offer to the Vendor.

- Proof of identification: i.e. passport or photo driving licence.
- Evidence of Address: utility bill, bank statement, credit card statement (must be within 3 months), council tax demand.
- Evidence of Funds: evidence to show how the funds have been obtained, such as a mortgage offer or bank statements.

If you have queries regarding the above, please do not hesitate to contact us.

COUNCIL TAX BAND:	F - £3,377.39
VIEWING:	Strictly by appointment through the agents
PROPERTY REF:	RS3199

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Dolgellau Office
Bridge St. Dolgellau LL40 1AS
T: 01341 422 278
dolgellau@walterlloydjones.co.uk

Barmouth Office
High St. Barmouth LL42 1DW
T: 01341 280 527
barmouth@walterlloydjones.co.uk