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Highgrove, Llanystumdwy, Criccieth, Gwynedd LL52 0SE

Asking Price: £575,000

EPC Rating: D

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Summary

Situated close to the popular seaside village of Criccieth, this impressive detached five-bedroom home enjoys distant sea views and rural setting. Offering generous living space and attractive outdoor areas, the property presents an excellent opportunity to acquire a substantial family residence in a sought-after location. Upon entering, you are welcomed by a bright and spacious entrance hall that sets the tone for the rest of the home, with doors leading to the principal rooms. To the front of the property are two well-proportioned reception rooms, currently used as a living room and a sitting room, both featuring charming fireplaces that create warm and inviting spaces for relaxing or entertaining. To the rear of the property is a spacious kitchen/dining area, ideal for modern family living. The kitchen is fitted with a range of base and wall units, a central island, and a large range cooker, while a skylight fills the space with natural light. Patio doors open directly onto the garden, seamlessly connecting indoor and outdoor living. A practical utility room sits just off the kitchen, complete with a sink and plumbing for a washing machine. Also on the ground floor is a generous double bedroom with its own en-suite cloak room, providing flexible accommodation for guests or multi-generational living. Upstairs, the first floor offers four further bedrooms, including a spacious principal bedroom with a private en-suite shower room. A stylish family bathroom serves the remaining bedrooms and is fitted with both a separate bath and shower. The expansive landing benefits from a large window that floods the area with natural light. The property is equipped with gas central heating and uPVC double glazing throughout, ensuring comfort and efficiency during the colder months. Externally, the home enjoys a generous plot bordered by open fields on two sides, with mature trees and shrubs enhancing the gardens. The front garden is mainly laid to lawn, while the rear features attractive tiered terraces and a charming water feature. Several patio areas closer to the house provide excellent spots for outdoor dining and relaxation, with views towards the sea from the front. The property also benefits from ample off-road parking, a detached garage, and an additional shed for storage. The drive leads directly onto the A497 the main route between the seaside towns of Pwllheli and Porthmadog. Combining space, character, and a desirable coastal location, this substantial home offers a wonderful lifestyle opportunity and must be viewed to be fully appreciated.

Directions

From our Caernarfon office, follow the A487 in the direction of Porthmadog and shortly after the village of Bryncir, turn right onto the B4411 sign posted for Criccieth. Pass through the village of Rhoslan and continue along this road. Shortly after entering the village of Criccieth turn right at the crossroads and continue along the high street towards Llanystumdwy. As you enter the village you'll see the property on your right before the turning for Rhoslan.



Services

We are informed by the seller this property benefits from Mains Water, Gas, Electricity and Drainage.

Ofcom checker suggests broadband/fibre is available, and outdoor mobile coverage is likely.

Heating

Gas Central Heating. The agent has tested no services, appliances or central heating system (if any).

Tenure

We have been informed the tenure is freehold with vacant possession upon completion of sale. Vendor's solicitors should confirm title.

Council Tax Band

The property is council tax band F.

Energy Performance Rating

The property has the following EPC rating: D. See EPC report for full information.



Entrance Hall	2.58m x 7.53m (8'6" x 24'8") max. dimensions
Living Room	3.96m x 5.1m (13' x 16'9") max. dimensions into bay window
Sitting Room	5.1m x 3.96m (16'9" x 13') max. dimensions into bay window
Bedroom 5	3.97m x 3.28m (13' x 10'9") max. dimensions
En-Suite	2.37m x 1.37m (7'9" x 4'6") max. dimensions
Kitchen/Diner	5.11m x 3.96m (16'9" x 13') max. dimensions L-shaped
Utility Room	3.57m x 2.56m (11'9" x 8'5") max. dimensions L-shape
First Floor Landing	
Bedroom 1	3.96m x 3.98m (13' x 13'1") max. dimensions
Shower En-Suite	2.38m x 1.92m (7'10" x 6'4") max. dimensions L-shaped
Bedroom 2	3.96m x 3.97m (13' x 13') max. dimensions
Bedroom 3	3.96m x 3.26m (13' x 10'8")
Bedroom 4	2.59m x 2.91m (8'6" x 9'7")
Bathroom	3.95m x 2.23m (13' x 7'4") max. dimensions L-shaped

- Sizeable Detached Home
- Generous Sized Rooms with Sea Views
- Kitchen/Diner with Separate Utility Room
- 5 Bedrooms with two En-Suites
- Detached Garage & Shed
- Gas Central Heating
- uPVC Double Glazing
- Gardens & Parking



Disclaimer

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