Plas Gwyn House and Cottage, Cader Road, Dolgellau LL40 1RH

OIRO £585,000

Freehold

EST. 1905

Walter Lloyd Jones

LAND & ESTATE AGENTS







Details













Details

Detached Grade II Listed Property
Attached Self Contained Cottage
Full of character and appeal
Garden, Stores and Ample Off Road Parking
Newly Installed Mains Gas Central Heating
**

Main House:

4 Bedrooms all ensuite; Sitting Room and Snug
Breakfast/Dining Room; Kitchen
Laundry and Pantry
Cottage:
Sitting Room;Kitchen;Bedroom
Wet Room and WC

Plas Gwyn House & Cottage is an impressive Grade II listed property, constructed in traditional stone beneath a slate roof that was renewed in 1997. Ideally situated within 100 yards of the town square, it is regarded as one of the area's most distinguished period residences, offering a wealth of original character features throughout. These include elegant oak staircases, wide-plank flooring in many rooms, traditional pine doors, decorative architraves, and original working shutters.

The main residence is currently registered as a private dwelling and has previously operated as a highly successful bed and breakfast business. Attached to the house is a charming one-bedroom cottage, Plas Gwyn Cottage, which is business-rated and currently generates a strong income as a holiday let through Airbnb.

The accommodation within the main house comprises a welcoming sitting room, breakfast/dining room, kitchen, laundry/utility room, pantry, three en-suite guest bedrooms, together with owners' accommodation consisting of a snug/sitting room and a bedroom with en-suite facilities.

Plas Gwyn Cottage offers a comfortable sitting room, kitchen, wet room, bedroom, and separate WC.

A particularly rare feature of the property is its extensive rear garden and amenity area, extending to approximately 280 square metres. Beautifully landscaped, the grounds include a lawn bordered by mature shrubs and manicured hedges, an attractive York stone water feature, a terraced seating area, an external WC, bicycle storage, and ample off-road parking.

Properties of this calibre and character rarely come to the market. Early viewing is strongly recommended to fully appreciate the charm, versatility, and income potential that Plas Gwyn House & Cottage has to offer.

Location
The historic market town of Dolgellau is set within an area of outstanding natural beauty in the southern part of Snowdonia National Park, at the foot of the magnificent Cader Idris mountain range. Renowned as a gateway to some of Wales' finest walking, cycling, and outdoor pursuits, Dolgellau offers an excellent range of local amenities, including a cottage hospital, primary and secondary schools, a tertiary college, restaurants, pubs, library, and rugby and cricket clubs. The town is conveniently located within 10 miles of the coast and approximately 6 miles from a mainline railway station.

Council Tax Band: F - £3,557.74
Tenure: Freehold

Parking options: Driveway
Garden details: Enclosed Garden, Private Garden
Electricity supply: Mains
Heating: Gas Mains
Water supply: Mains
Sewerage: Mains

PLAS GWYN	
PG - Hallway *w: 3.04m x l: 3.2m*	Door to front, radiator, slate flagged flooring. Passageway with access to cellars.
PG - WC *w: 1.32m x l: 0.87m*	Low level WC, wash hand basin, exposed beam, tongue & groove to dado height, tiled flooring
PG - Sitting Room *w: 3.45m x l: 5.4m*	Panelled bay window with shutters to front, coved ceiling, picture rail, ceiling rose, open fireplace with surround and a slate hearth, 2 radiators, carpet.
PG - Breakfast/Dining Room *w: 3.58m x l: 5.44m*	Window to front, French door with shutters to rear leading into garden, coved ceiling, picture rail, ceiling rose, stone and marble fireplace, radiator, stripped flooring.
Rear Entrance *w: 1.42m x l: 2.42m*	Door to rear, cloaks rail, door to passageway/hallway, tiled flooring. Door into:
Kitchen *w: 4.18m x l: 4.31m*	Windows to either side, exposed beams, ceiling spotlights, exposed stone fireplace (housing range cooker) with granite lintel, 7 base units under a granite worktop, 2 wall units, central island with 3 base units under a granite worktop, integral steam oven, integral plate warmer, integral oven, double Belfast sink, 2 radiators, slate flagged flooring. Staircase leading to Owners Accommodation.
PG - Wash Room/Utility *w: 2.76m x l: 2.67m*	Door to side, window to rear, access to roof, Belfast sink with timber worktop, space for tumble dryer, space for washing machine, space for fridge, hot water tank, quarry tiled flooring.
PG - Pantry *w: 1.56m x l: 2.69m*	Window to side, quarry tiled flooring. From hallway, oak staircase to:
First Half Landing *w: 2.08m x l: 1.1m*	Window to rear with shutters and window seat, stripped flooring
First Floor Landing *w: 2.08m x l: 0.93m*	Radiator, oak stripped flooring
Wynne Williams Room	Bedroom 1: Window to front with ornate shutters, window to rear with shutters, coved

w: 3.46m x l: 5.4m	ceiling, decorative fireplace with slate hearth, radiator, carpet. Door into:
Wynne Williams Room - En-suite *w: 3.09m x l: 1.6m*	Window to front with shutters, panelled bath with mains shower, shower screen, partly tiled walls, tongue & groove panelling, low level WC, pedestal wash hand basin, heated towel rail, cushion flooring.
Second Half Landing *w: 2.07m x l: 0.76m*	Window to rear, oak stripped flooring.
Second Floor Landing *w: 2.2m x l: 1.02m*	Oak stripped flooring
Margaret Morgans Room *w: 2.9m x l: 3.4m*	Bedroom 2 - Window to rear with window seat, exposed beams, decorative fireplace with slate hearth, radiator, carpet Door into:
Margaret Morgans Room - En-Suite *w: 2.5m x l: 3.3m*	Window to front with window seat, panelled bath with mains shower, shower screen, partly tiled walls, tongue & groove panelling, low level WC, pedestal wash hand basin, heated towel rail, cushion flooring
Store Room 1 *w: 3.35m x l: 1.63m*	Window to front, stripped flooring
Miss Margarets & Gladys Room *w: 3.48m x l: 5.54m*	Bedroom 3: Window to front with window seat, exposed beams, decorative fireplace with slate hearth, radiator, carpet
Miss Margarets & Gladys Room - En-Suite *w: 1.89m x l: 2.62m*	Velux to rear, exposed beams, tiled shower cubicle with mains shower, tongue & groove to dado height, low level WC, pedestal wash hand basin, heated towel rail, cushion flooring
OWNERS ACCOMMODATION	From kitchen staircase up to:
PG - Snug/Sitting Room *w: 4.19m x l: 4.7m*	Window to side with window seat, exposed beams and "A" frame, decorative fireplace with slate hearth, radiator, oak stripped flooring, staircase down to kitchen. Door into:
Bedroom 4 *w: 3.7m x l: 5.47m*	Window to front with shutters, radiator, carpet

	Door into:
En-suite Bathroom *w: 1.32m x l: 2.63m*	Window to rear, panelled bath with mains shower and shower screen, partly tiled walls, tongue & groove panelling, low level WC, heated towel rail, wall unit, cushion flooring
PLAS GWYN COTTAGE	
PGC - Hallway *w: 3.02m x l: 1.03m*	Door to side leading into rear garden, under stairs cupboard, radiator, quarry tiled flooring
PGC - Wet Room *w: 1.27m x l: 2.67m*	Window to side, electric shower, pedestal wash hand basin, low level WC, extractor fan, radiator, tiled walls and floor
PGC - Sitting Room *w: 3.04m x l: 3.16m*	Window to side, door to side, wood burning stove with slate hearth, radiator, quarry tiled flooring
PGC - Kitchen *w: 3.08m x l: 2.34m*	Window to side, door to side leading into court yard, 2 base units under a timber effect worktop, circular stainless steel sink, tiled splash back, space for fridge, space for cooker, integral dishwasher, quarry tiled flooring. From hallway staircase to:
PGC - WC *w: 0.99m x l: 2.44m*	Velux to side, low level WC, pedestal hand wash basin, hot water tank,
PGC - Bedroom *w: 3.02m x l: 3.18m*	Window to side, Velux rooflight, exposed beams, radiator, stripped flooring
Outside	Plas Gwyn and Plas Gwyn Cottage have the very rare benefit of a rear extensive garden/amenity area of approximately 280 sq.meters providing lawn area with mature shrubs, manicured hedges, York stone water feature, terraced area with seating, Pergola, outside WC, bike store and outbuilding with ample off road parking.
Services	Mains: Electric, Gas, Water and Drainage. LPG gas bottles.

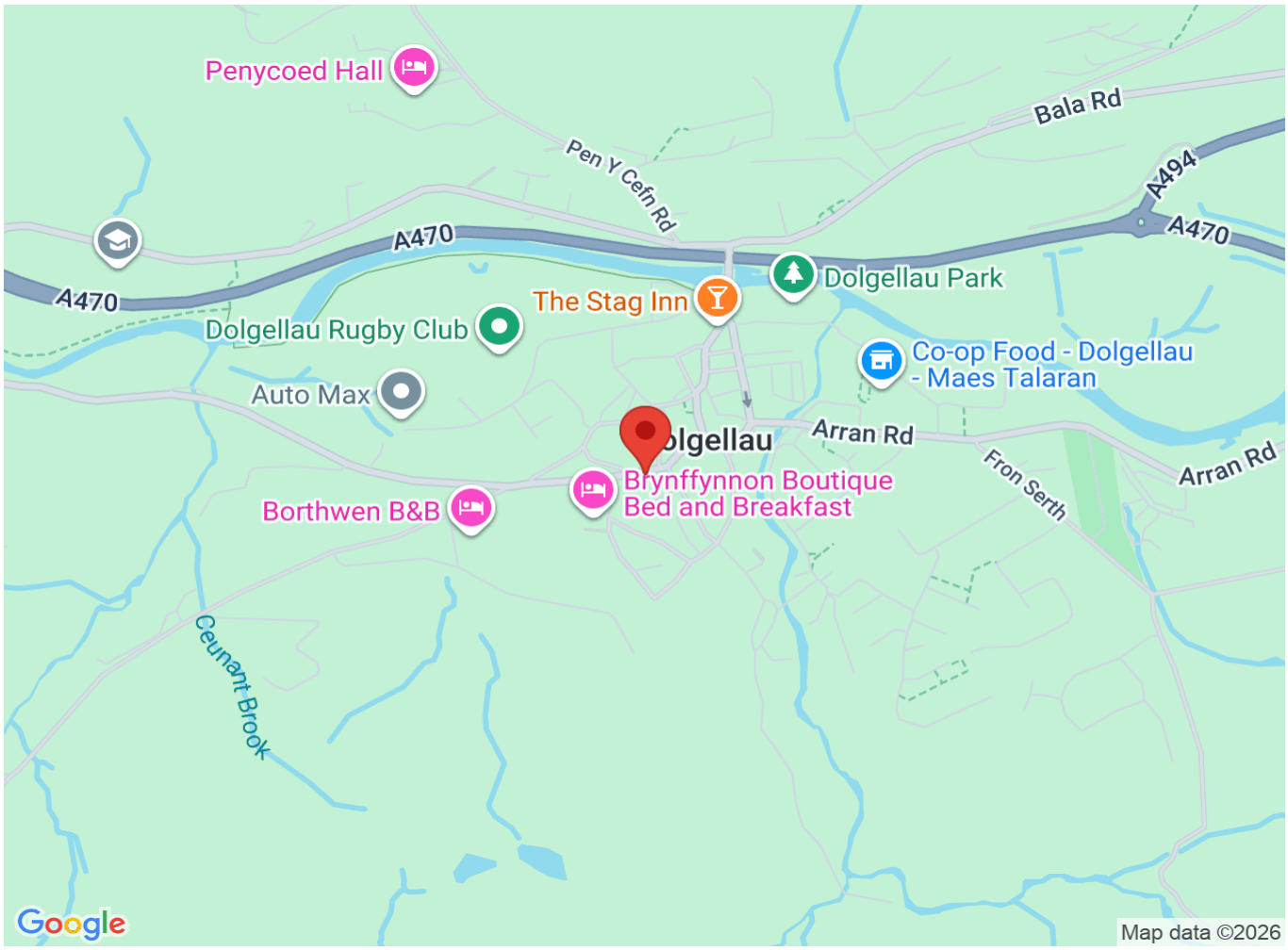
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Approximate Gross Internal Area = 226.3 sq m / 2435 sq ft
Cottage = 46.2 sq m / 497 sq ft
Cellar = 19.4 sq m / 209 sq ft
Total = 291.9 sq m / 3141 sq ft



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

Location


Penycoed Hall
Pen Y Cefn Rd
Bala Rd
A494
A470
A470
A470
Dolgellau Park
The Stag Inn
Dolgellau Rugby Club
Co-op Food - Dolgellau - Maes Talaran
Auto Max
Arran Rd
Arran Rd
Fron Serth
Brynffynnon Boutique Bed and Breakfast
Borthwen B&B
Ceunant Brook
Google
Map data ©2026

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 - £3,557.74
VIEWING:	Strictly by appointment through the agents
PROPERTY REF:	RS0837

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