

Hafod Y Llyn Uchaf, Nantmor, Caernarfon, Gwynedd LL55 4YN

Offers Over: £650,000

EPC Rating E

A property which may well date back to 1786 judging by the markings on the inglenook timber work, Hafod Y Llyn Uchaf really does epitomise what a secluded Welsh residence truly can be, a purposeful looking dwelling tucked away on the edge of a deciduous woodland, overlooking open heathland affording SSSI status (Site of Special Scientific Interest) – an outstanding place to escape the hustle and bustle for sure. The property, standing in some 1 Acre of land or thereabouts, resides within the Snowdonia National Park in a simply stunning setting with extensive views eastward with the Cnicht and Moelwyn range of mountains located off in the distance with the surrounding landscape home to a wide variety of native wildlife and flora, plenty enough to keep any nature lover happy. The residence is complemented by a Cedar clad 2 tier garage/carport and store that blends effortlessly with its surroundings, of course there's ample parking, an orchard and so much more besides. Significantly, being practically self-sufficient (adding much appeal), you'll find an extensive rooftop solar (PV) installation for free electricity, plus a separate hot water set-up and private water supply via a bore-hole with pump and filter arrangement. Hafod Y Llyn Uchaf has been much enlarged over the years, in complete sympathy with the original dwelling and has subsequently been enlarged further by the present owners, offering accommodation which as you might have guessed has bags and bags of character yet is not shy on being contemporary where it really needs to be. The older parts of the house of course offer the most in terms of charm with an impressive inglenook and beamed ceilings, copious use of Welsh slate flooring, two wood burning stoves, an oil fired Aga range and utility room. The bedrooms on the first floor are no less impressive, especially within the older section with its vaulted ceiling and exposed 'A' frame beams whilst the newer section complements with high ceilings to match. All in all, a fabulous 'homely' home that'll satisfy anyone's love of the countryside. Benefiting from timber double glazing and oil-fired central heating, the accommodation briefly affords: Lounge, Sitting Room, Dining Room/Kitchen, Utility Room (gas cooker included), Larder, WC, Landing, 4 Bedrooms, Nursery, Bathroom and Shower Room.

Positioned close to the head of the Vale of Glaslyn a few miles south of Beddgelert, nearby Llanfrothen can offer a few basic amenities and a public house but there are two towns within easy reach – Penrhyndeudraeth and Porthmadog, Porthmadog offering the lion's share of available goods and services, schools and leisure outlets and being a seaside town, there are excellent sailing and mooring facilities. Caernarfon is approximately 14 miles distant with the university city of Bangor some 9 miles further on.

Lounge	*5.69m x 4.70m (18'8" x 15'5") Max*
Sitting Room	*4.96m x 4.63m (16'3" x 15'2") Max*
Dining Room/Kitchen	*5.74m x 5.25m (18'10" x 17'3") Max*
Utility Room	*3.79m x 2.35m (12'5" x 7'9")*
Larder	*2.83m x 1.35m (9'3" x 4'5")*
WC	
Bedroom 1	*4.09m x 4.90m (13'5" x 16'1")*
Bedroom 2	*3.08m x 5.24m (10'1" x 17'2")*
Bedroom 3	*3.93m x 2.44m (12'11" x 8') Max*
Bedroom 4	*3.92m x 2.68m (12'10" x 8'10") Max*
Bathroom	*2.81m x 1.88m (9'3" x 6'2")*
Shower Room	

Outside

Much of the gardens are laid to lawn with the generous orchard having a dry stone wall boundary and fuel store. There's a wide slate flagged patio running across the main frontage together with a stone built shed which has power. A driveway rises gently to the side leading to the garage/carport with additional parking space.

Garage/Car Port	*5.02m x 5.43m (16'6" x 17'10")*
Shed	*2.45m x 4.11m (8' x 13'6")*

Accommodation & Amenities

- Impressive Stone Built Country Residence Circa. 1786
- Much Enlarged & Exhibiting Much Character
- Stands In Some 1 Acre Of Garden Grounds
- Beautiful Secluded Location With Superb Views
- 4 Bedrooms, Nursery, Bathroom & Shower Room
- Lounge With Impressive Inglenook & Wood Burner
- Double Glazing & Oil Fired Central Heating
- Dual Solar Installation For Electricity & Hot Water
- Cedar Clad 2 Tier Garage/Carport & Parking
- A Magnificent Rural Retreat Within Snowdonia



Directions: From our Caernarfon office, follow the A4085 in the direction of Beddgelert. On reaching Beddgelert, bear right over the bridge and follow the A498 towards Porthmadog. After a mile or so, take the first turning on your left over the Aberglaslyn bridge onto the A4085, signposted Penrhyndeudraeth. Travel along this road passing beneath the railway bridge and after a short distance, the road bends sharply to the left and climbs a steep hill. As you begin to descend the hill, the entrance driveway will be seen on your right hand side. There are two properties on this track with Hafod Y Llyn Uchaf being the furthermost. What3words: **emblem.punch.dumplings**

Services: We are informed by the seller this property benefits from Mains Electricity. Private Water Supply and Drainage. Superfast broadband installed in February 2022.

Heating: Oil 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 E.**

Agents Note: The vendor has informed us that the cost of maintaining the drive to the house is shared with neighbour.

















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