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Grand Lodge South, Clynnog Road, Caernarfon, Gwynedd LL54 5DY

Asking Price: £425,000

EPC Rating: E

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Summary

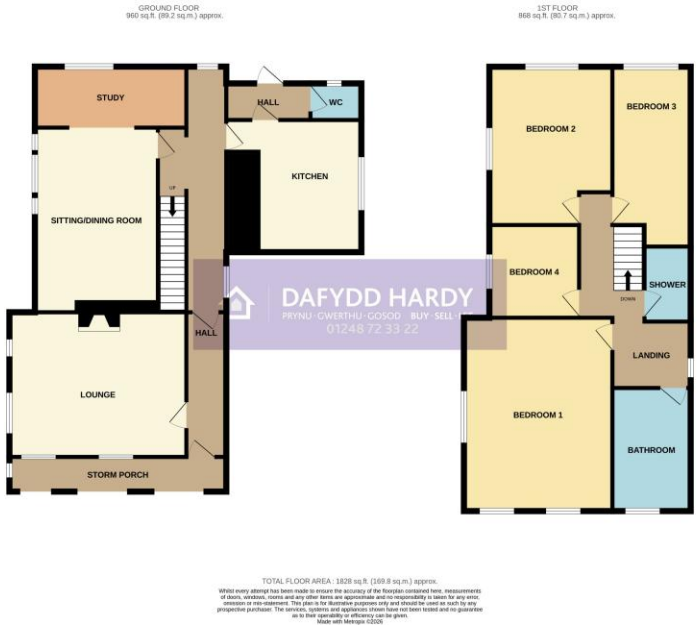
Enjoy the exclusivity of forming part of the symmetrical grand entrance to the historic Glynllifon Estate – we're excited to be able to offer this Gate Lodge Residence, a Grade II* Listed property set back from the A499 at the main entrance to Glynllifon, and set within the impressive boundary wall that surrounds the park. The dramatic arched entrance is flanked by a pair of arcaded classical lodges. The arched entrance is in the manner of a 'Triumphal Arch'. A little bit of background history is appropriate here - The 1st Lord Newborough is known to have built a lodge here in the later 18th century but the Classical detail suggests that the existing pair of lodges and linking archway are contemporary with the main manor house, dated around 1840 and the keystone dated 1900 on the inner side of the archway indicates further remodelling at that date. The lodge offers generous accommodation whilst standing on a generous plot of gardens and private parking. There are 2 sizeable reception rooms, each with open fireplaces and much originality by way of high arched windows. The kitchen is reasonably modern and there's the convenience of a WC on the ground floor. 4 bedrooms reside on the first floor, 2 of which are of generous proportions and enjoy a dual aspect. The modern bathroom has a fitted 3 piece suite with additional shower plus there is a further shower room with wash handbasin. **The gardens which amount to approx. 1 acre**, are private with high hedging and primarily laid to lawn with the rear garden having a useful outbuilding/store. The property is single glazed and served by LPG central heating.

Glynllifon Estate is situated south of the main historic town of Caernarfon just off the main A499 Pwllheli/Caernarfon trunk road and just a short distance from the new Caernarfon by-pass, allowing rapid access to the A55 Expressway, the city of Bangor and Isle of Anglesey. The park is just some 2 miles from a stunning stretch of beach located at Dinas Dinlle with the backdrop of the Eryri/Snowdonia National Park ever present, giving you the best of both worlds in this beautiful corner of North Wales.

Directions

From our Caernarfon office, follow the A489 in the direction of Porthmadog and on reaching the Llanwnda roundabout, take the third exit onto the A499 signposted Pwllheli. Follow this route for just over 2 miles and just after the turning on your right for Dinas Dinlle you'll see the entrance to Glynllifon Estate on your left hand side. Turn here and proceed beneath the archway where the property is located on your right hand side.

https://what3words.com/began.stiffly.dangerously



Services

We are informed by the seller this property benefits from Mains Electricity, Private Water and Drainage. Ofcom checker suggests broadband is available, and outdoor mobile coverage is likely.

We have been informed by the vendor that maintenance cost for the septic tank is covered by the college. Your legal advisor should confirm.

Heating

LPG 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 D.

Energy Performance Rating

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











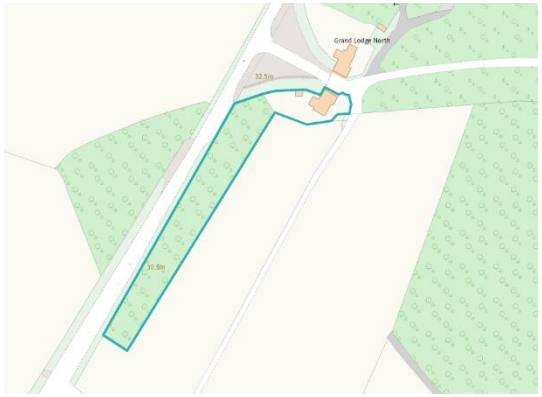


Entrance Hall	
Lounge	*5.16m x 4.23m (16'11" x 13'11")*
Sitting/Dining Room	*3.60m x 5.10m (11'10" x 16'9")*
Study	*4.26m x 1.77m (14' x 5'10")*
Kitchen	*3.00m x 3.86m (9'10" x 12'8")*
Rear Hall With WC	
Landing	
Bedroom 1	*4.26m x 5.64m (14' x 18'6")*
Bedroom 2	*3.53m x 4.64m (11'7" x 15'3") Max dimensions.*
Bedroom 3	*2.28m x 5.24m (7'6" x 17'2") Max dimensions.*
Bedroom 4	*2.61m x 2.71m (8'7" x 8'11")*
Bathroom	*2.25m x 3.56m (7'5" x 11'8")*
Shower Room With Washbasin	*1.36m x 2.16m (4'6" x 7'1")*

Agents Note

We have been informed by the vendor that the property benefits from right to drive into the park to park a car on its own driveway.

- Grade II* Listed Gated Lodge Residence
- Forming Part Of The Grand Entrance To Glynllifon Park
- Offers Charming & Generous Accommodation
- 4 Bedrooms & 2 Reception Rooms With Open Fireplaces
- LPG Central Heating & Timber Single Glazing
- Generous Plot Of Private Lawned Gardens Of Approx. 1 Acre
- Off Road Parking & Useful Outbuilding/Store
- Highly Convenient For Caernarfon & Scenic Coastline
- A Unique & Undoubtedly Exciting Opportunity



Approx boundary outline. The land is subject to right of way. Both would need to be confirmed by a solicitor.









Disclaimer

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