



CEFN ISA FARMHOUSE

RHOSLAN

DAFYDD HARDY

COAST & COUNTRY

CEFN ISA FARMHOUSE



Cefn Isa Farmhouse is as the name suggests, a former farmhouse which exudes a most handsome double fronted stance in a particularly appealing rural location, enjoying a superb open southerly aspect with far reaching countryside views. This is undoubtedly an exciting lifestyle choice to be able to enjoy the simple delights of the Welsh countryside whilst being within easy reach of the southern coast of the Llyn Peninsula, the historic towns of Criccieth and Porthmadog and also the scenic mountainous region of the Eryri/Snowdonia National Park. If you relish the thought of country living without being too far from civilisation, this ticks the box perfectly.

Cefn Isa Farmhouse was restored and extensively renovated just a few short years ago and oozes charm and character yet comes stylishly and sympathetically modernised, so you can truly enjoy the best of both worlds.

This substantial, traditional stone built residence, stands in its own generous garden grounds together with plentiful parking and also includes a substantial and definitely usable attached outbuilding. Whilst the outbuilding houses the central heating boiler a fitted WC, wash handbasin and plumbing for washing machine, it's easy to envisage how this could be utilised as additional accommodation – it certainly offers conversion potential (subject to the usual planning consents) to be a studio or holiday let accommodation.



In terms of the accommodation to the main residence, it's obvious to see that much thought, care and attention was paid when the property was remodelled and re-imagined – it's perfect for today's lifestyle and the preservation of its heritage is certainly a highlight. You'll be impressed with the inglenook within the sitting room which houses a wood burning stove plus its thick walls and dual aspect and there's also a secondary reception room by way of a sun adjacent to the entrance hall. Tucked away off the hall too is the convenience of a modern WC.



The kitchen will similarly excite with its high vaulted ceiling with exposed 'A' frame beams, a further wood burning stove and stylish units with built-in appliances. Three spacious bedrooms reside on the first floor, two of which enjoy those country views whilst the rearmost bedroom has a built-in wardrobe. These are served by a decidedly spacious and contemporary shower room.





Externally, the property is complemented by generous yet easily maintained gardens with an enclosed lawned garden to the front whilst a wide gate opens onto a rough yard and parking area plus a further generous raised lawn which extends to the rear and includes a level courtyard. A pathway to the rear of the property leads to the outbuilding/utility which has a pitched ceiling with exposed 'A' frame, power/light, WC, wash hand basin, the provision for a washing machine and the central heating boiler.

Rhoslan is a small Hamlet situated towards the south eastern corner of the beautiful Llyn Peninsula and offers rural countryside living with the convenience of a good network of roads that lead to the beautiful seaside towns of Criccieth and Porthmadog. These towns are renowned for their picturesque setting alongside some of the best coastline and beaches anywhere in the UK, plus there's the impressive backdrop of Eryri/Snowdonia dominating the skyline to the north.

DIRECTIONS

From our Caernarfon office, follow the A487 in the direction of Porthmadog. Shortly after passing through the village of Bryncir, take the next turning on your right onto the B4411 signposted Criccieth. Proceed through Rhoslan, passing a turning on your right for Llanystumdwy and after a straight stretch of road, the road bends to the left with the entrance to a caravan park on your left. Just a few yards beyond turn left onto a private track and proceed for approximately ½ mile where you'll arrive at the property.

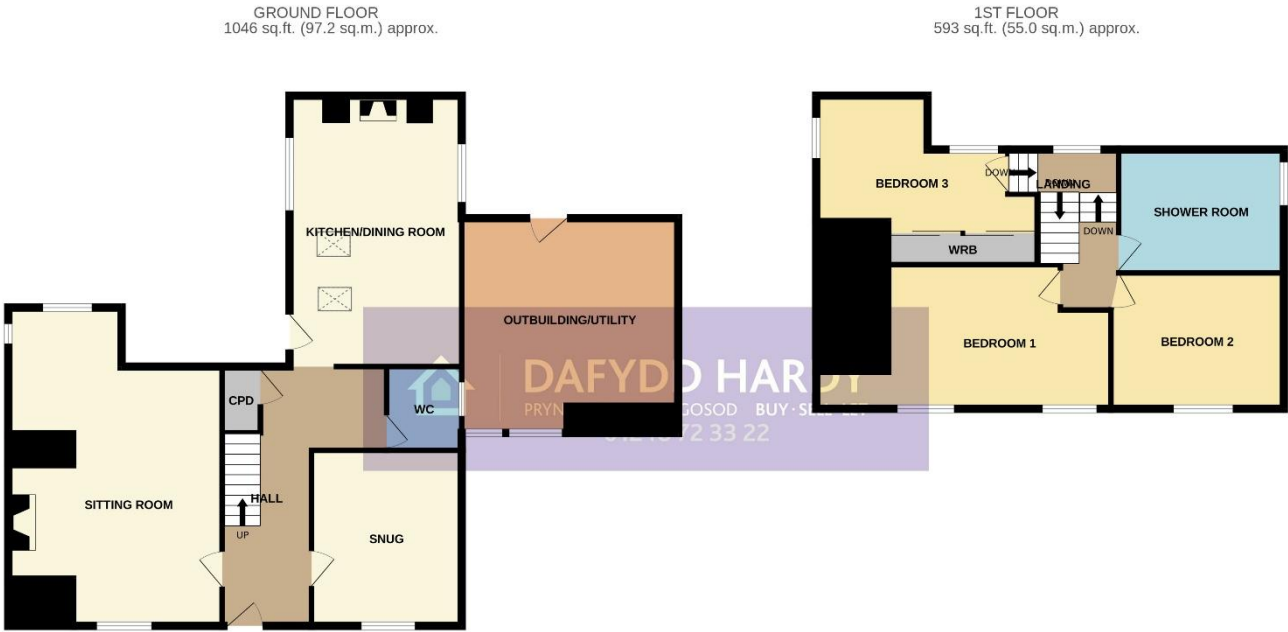
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PROPERTY FEATURES

Entrance Hall		Bedroom 1	4.85m x 3.15m (15'11" x 10'4") Max
WC		Bedroom 2	3.78m x 2.97m (12'5" x 9'9")
Sitting Room	4.65m x 6.93m (15'3" x 22'9") Max	Bedroom 3	4.64m x 3.66m (15'3" x 12') Max: into wardrobe - irregular shaped room
Snug	3.26m x 3.75m (10'8" x 12'4")	Shower Room	3.59m x 2.46m (11'9" x 8'1")
Kitchen/Dining Room	3.74m x 5.89m (12'3" x 19'4")	Outbuilding/Utility	4.71m x 4.67m (15'5" x 15'4") Max
Landing			



TOTAL FLOOR AREA : 1639 sq.ft. (152.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Tenure / Heating / Services

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

We are informed by the seller this property benefits from Mains Water, Electricity, and Private Drainage. Oil Central Heating. The agent has tested no services, appliances or central heating system (if any).

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

Agents Note

The property benefits from right of access to access the septic tank, also rights to use the farm track to access the property.

EPC Band: E – Council Tax Band: E

Cefn Isa Farmhouse, Rhoslan, Criccieth, Gwynedd LL52 0NB

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