Llywenarth, Penygroes

Dafydd Hardy

Coast & Country

Llywenarth



Occupying an enviable and private position is this substantial six-Bedroom Art Nouveau-Style residence is arranged over four floors and set within approximately 1.3 acres of beautifully maintained wrap-around gardens. Originally constructed in 1902, the property was purchased by the current owners in 1988 and sympathetically restored over the following year, preserving its wealth of original period features and architectural charm. Rich in character and history, the property retains an impressive array of original features, including decorative fireplaces, stained-glass windows, traditional brickwork and original carpentry, all complemented by generous proportions and far-reaching views across the grounds, towards the sea and Ynys Môn (Isle of Anglesey).

The accommodation offers exceptional flexibility and versatility throughout, comprising three Reception Rooms, a spacious Kitchen/Diner with adjoining pantry and utility room, four first-floor Bedrooms, including a principal bedroom with access to a Jack & Jill En-suite Shower Room, a family bathroom and separate W/C, together with two further bedrooms on the second floor. Additional features include a cellar, an L-shaped balcony providing elevated views across the gardens and towards the sea, with Ynys Llanddwyn clearly visible on a clear day. Externally, the property enjoys extensive and beautifully maintained gardens, incorporating several lawned areas, established trees and shrubs, walled gardens, a vegetable plot, garage and a range of multi-purpose outbuildings and storerooms. Situated in Penygroes, the property is conveniently placed for a range of village amenities, including independent businesses, cafés, convenience stores, public houses and both primary and secondary schools. Further facilities and amenities can be found in the historic town of Caernarfon which include supermarkets, castle and marina.

The property is entered via an Entrance Porch, featuring beautiful original tiled walls and a stained-glass window, with an opening leading into the impressive Reception Hallway. This welcoming space immediately sets the tone for the character found throughout the property, featuring original wooden flooring, William Morris wallpaper and a striking feature fireplace to the left-hand side. A magnificent solid wood staircase rises to the first floor. At the far end of the hallway is the Cloakroom, fitted with a W/C, washbasin, original wall and skirting tiles and a stained-glass window overlooking the rear.







To the right is the spacious Lounge, centred around an original feature fireplace with an intricately carved wooden surround and decorative Art Nouveau tiles. An impressive, curved bay window overlooks the front garden, while carpeting provides additional warmth and comfort. To the left is the formal Dining Room, which also benefits from an original fireplace with restored decorative tiles and wooden flooring. A window and adjoining door provide access to the side garden, while taking full advantage of the attractive outlook across the grounds, towards the sea and Ynys Môn.









Accessed from either the hallway or Dining Room via original folding solid wood doors is the Sitting Room. This charming reception space features another original fireplace with decorative tiles and a combination of clear and stained-glass curved windows, enjoying delightful views across the gardens towards the distant island and coastline. The doors can be opened up to create a magnificent open space, perfect for entertaining.



Returning to the hallway, the Pantry provides useful storage along with a separate door through to the spacious Kitchen/Diner. A particular feature of this room is the original cast-iron fireplace, which would historically have provided heating for the property.

The kitchen is fitted with solid wood worktops and cabinetry, together with a useful storage cupboard alongside the fireplace. A lovely high-level window overlooks the rear, while traditional quarry-tiled flooring completes the space. Continuing through is the Utility Room, fitted with a sink set within the worktop, plumbing for a washing machine, a rear-facing window and an external door providing access to the gardens. The room also incorporates a secondary utility area and a separate staircase rising to the first floor, historically to have been used by household staff. A further door provides access to the basement. With power, lighting and an additional feature fireplace, this versatile space offers considerable potential for a variety of uses. Ascending the impressive staircase, a large stained-glass window provides a striking feature on the landing, which gives access to four generously proportioned bedrooms.







The Master Bedroom is positioned to the front of the property, enjoying views across the front garden and access to the Jack & Jill En-suite Shower Room, which can also be accessed from the landing. The en-suite is fitted with an electric corner shower cubicle, W/C, washbasin, feature fireplace and partially tiled walls. A uPVC door and window provide access to the impressive L-shaped balcony, where elevated views can be enjoyed across the front and side gardens, towards Ynys Môn and the sea.







Bedroom 2 is another generous double room, featuring an original fireplace and attractive views across the side garden towards the distant coastline. Bedroom 3 enjoys a similar outlook, with windows and a door providing additional natural light and access to the surrounding views. Bedroom 4 is situated towards the far right-hand side of the property and would historically have formed part of the servants' accommodation. It benefits from dual-aspect windows overlooking the rear and right-hand side of the property, with distant mountain views. Completing this floor is the Family Bathroom, fitted with a bath, separate electric shower cubicle, washbasin, partially tiled walls and tiled flooring. A separate W/C is conveniently located alongside. A further staircase, accessed from the landing, rises to the second floor, with a useful airing cupboard positioned beneath.







The second floor provides two additional bedrooms, offering excellent flexibility and potential for a variety of uses, including guest accommodation, home offices, hobby rooms or additional storage. Both rooms benefit from small access doors leading into the eaves storage areas. The property benefits from a combination of single and double-glazed uPVC windows and doors, together with gas central heating.





The property is set within approximately 1.3 acres of substantial and beautifully maintained wrap-around gardens, providing an exceptional outdoor setting with a wonderful combination of established planting, mature trees, lawned areas and far-reaching views. To the front, a gated entrance opens onto a sweeping, winding tarmac driveway, leading to a parking area positioned to the left-hand side of the front garden and providing ample off-road parking. Directly in front of the property is an attractive lawned area, complemented by a variety of established trees, shrubs and plants. Further mature hedging and trees line the right-hand boundary, creating an attractive sense of privacy. A small pond is also located to the right, surrounded by a variety of established planting, with a pathway leading through to the rear garden. The rear garden incorporates a tarmac section and raised lawned area, bordered by attractive stonework and a walled garden with gate. A garage is positioned in the far right-hand corner and benefits from power and lighting. Beyond the lawn is a dedicated vegetable plot, providing an excellent opportunity for those interested in growing their own produce and enjoying a degree of self-sufficiency. There are also several brick-built outbuildings, currently used for the storage of gardening machinery and equipment. A separate driveway, accessed directly from the road through the surrounding hedgerow, provides additional access to this part of the grounds. To the left-hand side of the property, the main garden is arranged over three tiers. An attractive lawn, featuring a planting circle, leads towards a retaining wall and an impressive set of steps descending to a gravelled and strip of lawned area. This section continues towards the left-hand side, providing additional vehicular access. Established trees and shrubs, together with a further set of steps, lead down to another substantial lawned area, which historically accommodated a tennis court. Mature planting borders either side, while established hedging along the lower boundary creates a wonderfully private and secluded setting.

Properties of this character, scale and setting rarely become available to the market. Early viewing is therefore highly recommended to fully appreciate the extensive accommodation, original period features, exceptional gardens and outstanding views this impressive residence has to offer.

Property Features

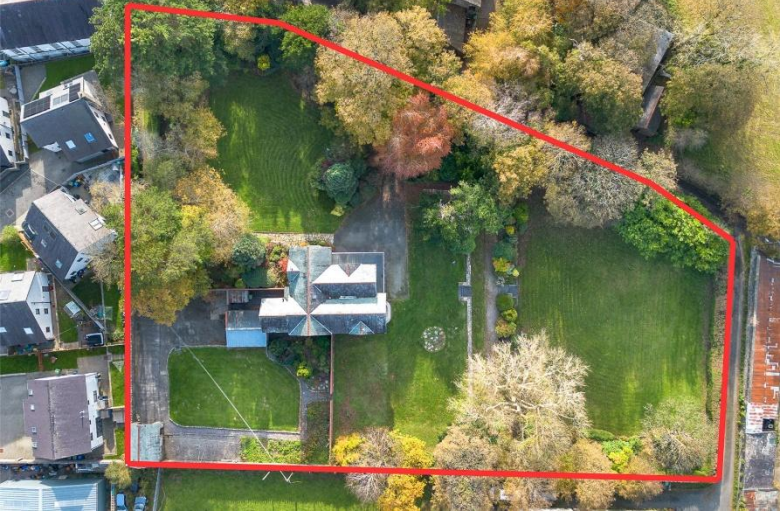
Entrance Hall		Bedroom 3	4.23m x 3.78m (13'11" x 12'5") max
Lounge	6.60m x 4.70m (21'8" x 15'5") max	Bedroom 4	4.01m x 4.11m (13'2" x 13'6") max, L-shaped
Sitting Room	6.70m x 4.39m (22' x 14'5") max	Bathroom	3.52m x 3.22m (11'7" x 10'7") max
Dining Room	4.32m x 3.69m (14'2" x 12'1") max	Balcony	8.11m x 6.56m (26'7" x 21'6") max, L-shaped
Kitchen/Diner	4.15m x 4.12m (13'7" x 13'6") max	Second Floor Landing	
Pantry	2.89m x 1.43m (9'6" x 4'8")	Bedroom 5	4.76m x 3.51m (15'7" x 11'6") max
Utility Room	4.15m x 4.04m (13'7" x 13'3") max	Bedroom 6	5.56m x 3.04m (18'3" x 10')
BASEMENT			
Cellar	4.45m x 3.71m (14'7" x 12'2") max	**Outside**	
First Floor Landing		Garden Store	5.78m x 2.47m (19' x 8'1")
Master Bedroom	5.54m x 5.03m (18'2" x 16'6") max	Store 1	2.46m x 2.45m (8'1" x 8')
Jack & Jill En-Suite	3.03m x 2.71m (9'11" x 8'11") max	Store 2	2.46m x 2.34m (8'1" x 7'8")
Bedroom 2	5.63m x 4.69m (18'6" x 15'5") max	Garage	5.37m x 4.13m (17'7" x 13'7")



TOTAL FLOOR AREA : 4177 sq.ft. (388.1 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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Directions

From our Caernarfon office, follow the A487 in the direction of Porthmadog. On reaching the roundabout by the Inigo Jones slate attraction, take the first exit left signposted Penygroes. Proceed into the village centre and after passing the start of the terraced houses on the left, turn right into Stad Tan Y Coed. Follow the road between the two chapels and up the hill, where the entrance to the property is located on the right-hand side through a gated entrance.

What3Words: cured.acre.meanwhile

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, Gas, Electricity and Drainage. Gas 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.

EPC Band: E – Council Tax Band: G

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