

Llanaelhaearn, Caernarfon, Gwynedd

Offers Over: £300,000

Beresford Adams













An excellent opportunity to acquire a detached stone cottage full of character, set in an elevated position on the outskirts of Llanaelhaearn, enjoying sweeping views to the front over countryside and the sea, looking down the south coast of the Llyn peninsula. To the rear there are incredible views of the Yr Eifl hills where the sunsets in the summer are spectacular.

Dating back to around 1770, this former smallholding retains a wealth of original features and offers charm throughout.

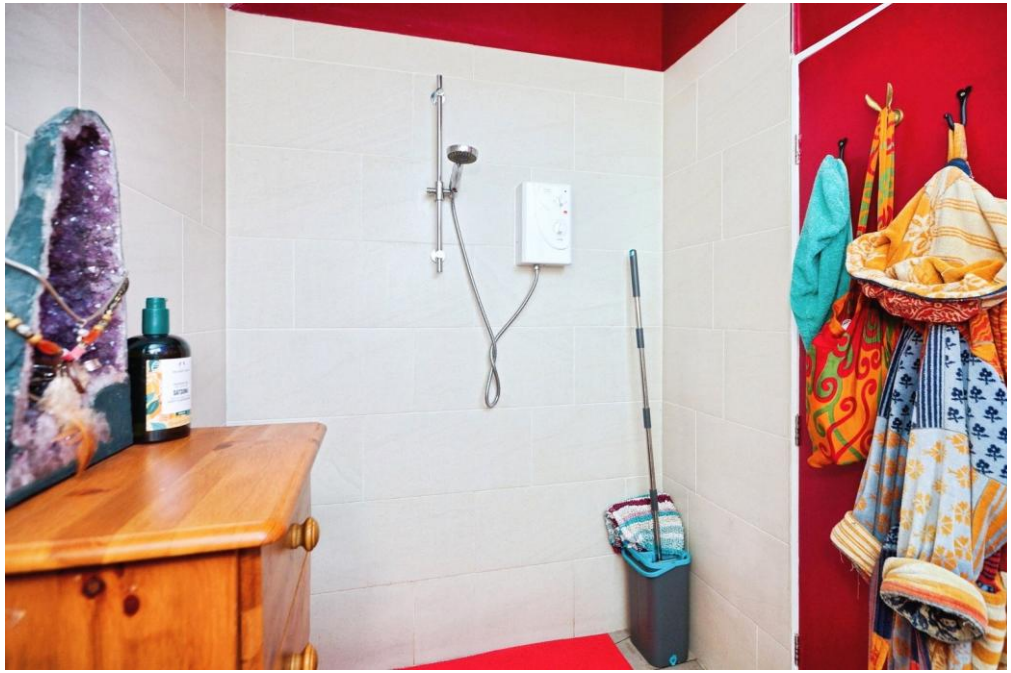
The accommodation begins with a welcoming sunroom-style entrance conservatory at the front of the cottage, leading into the main lounge, a spacious, atmospheric room with a vaulted beamed ceiling and a striking fireplace housing a recently installed environmentally friendly 'Chilli Penguin' wood burner with integral food oven on a slate hearth, with new flue and chimney pot which fully complies with new legislation on wood burners.

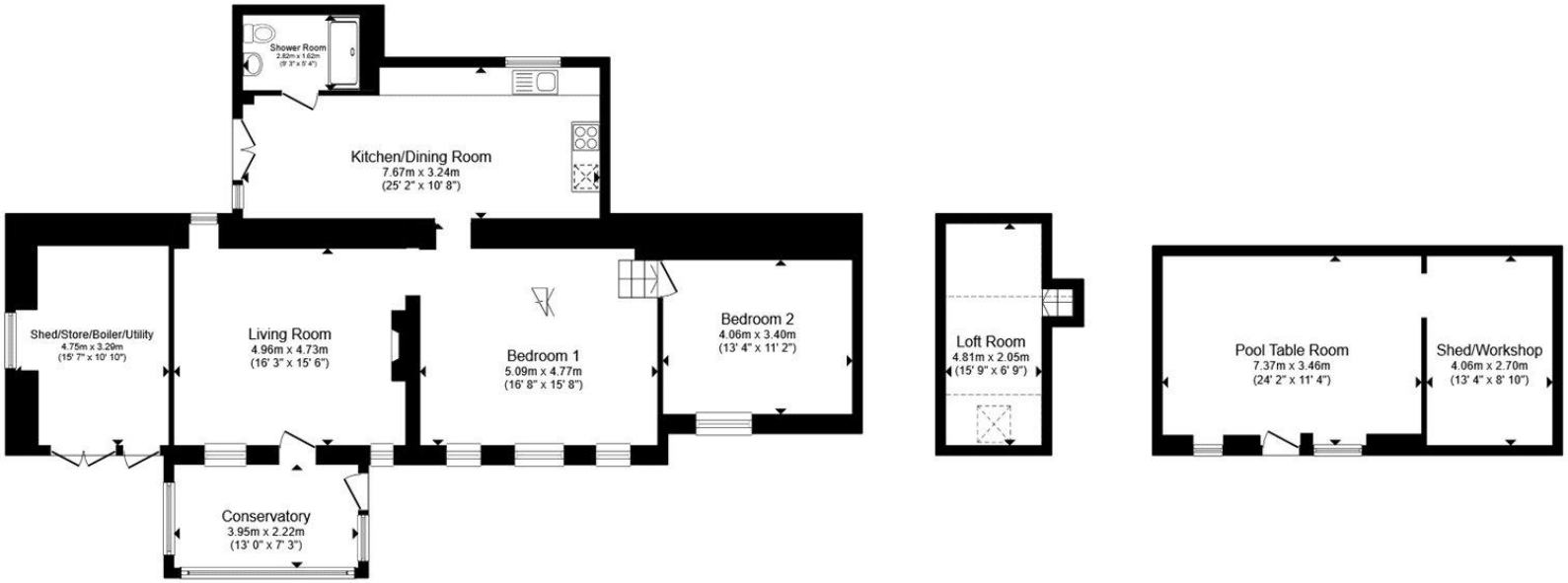
From here, a doorway leads into a second sitting room, currently utilised as a second bedroom. Above this room is a traditional crog loft, which is currently used as a single guest room.

Further on is the spacious master bedroom, featuring a charming beamed ceiling and a beautiful feature window that adds to the room’s character.

To the rear of the cottage is a generous kitchen-diner fitted with bespoke wooden







Ground Floor

First Floor

Second Floor

Total floor area 165.4 m² (1,780 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Council Tax Band: **B**

Tenure: **Freehold**

Service Charge: **£0**

Years Left on Lease: **0**

Ground Rent: **£0**

Viewing by appointment

T: 01758 614198
E: pwllheli@beresfordadams.co.uk
91 High Street, Pwllheli, Gwynedd, LL53 5RR

Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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