PENTRE BACH

LLWYNGWRIL, NR ABERDOVEY, GWYNEDD



JACKSON-STOPS

PENTRE BACH, LLWYNGWRIL, NR ABERDOVEY, GWYNEDD, LL37 2JU

TOTAL APPROX. GROSS INTERNAL AREA: 5,137 SQ FT/477.22 SQ M

AN ATTRACTIVE PERIOD RESIDENCE WITH INCOME GENERATING COTTAGES OCCUPYING A DELIGHTFUL SETTING WITH COMMANDING VIEWS ACROSS OPEN COUNTRYSIDE TOWARDS THE SEA



DISTANCES

ABERDOVEY 12 MILES
DOLGELLAU 16 MILES
SHREWSBURY 70 MILES
CHESTER 71 MILES
(DISTANCES APPROXIMATE)

PENTRE BACH

- Vestibule
- Cloaks/Shower Room
- Staircase Hall
- Sitting Room
- Dining Room
- Studio
- Kitchen
- Rear Hall
- Cellar
- 6 Bedrooms (3 En-Suite)
- 2 Further Bathrooms

Y POPTY

- Open Plan Sitting/ Dining Room
- Kitchenette
- 3 Bedrooms
- Bathroom

Y LLAETHDY

- Conservatory
- Kitchen
- 2 Bedrooms
- Bathroom

OUTSIDE

- Stone Barn with Games room
- Outhouses & Stores
- Walled Kitchen Garden
- Orchard
- Formal Lawns & Patio
- Paddock

In all about 4.10 acres (1.65 hectares)



DESCRIPTION

Pentre Bach offers purchaser's the opportunity to acquire a character period family home together with a pair of holiday cottages which are generating a useful source of income. Indeed, there is scope to derive additional income streams as historically Pentre Bach operated as a Bed & Breakfast business and there is scope for camping & pods in the field, subject to the availability of planning permission.

Pentre Bach is conveniently situated on the edge of the village and is set well back from the road being approached via a long tree lined drive. It comprises an attractive period residence which is believed to date in part from the late 17th century. It is constructed primarily from stone with rendered elevations to part beneath a slate roof with decorative barge boards on the gable end. The house has the benefit of UPVC double-glazed windows, oil central heating and solar panels.













Internally Pentre Bach offers extremely generous family accommodation arranged off an impressive staircase hall running the full length of the house. The principal reception rooms retain many original features including marble fireplaces, moulded cornices, window shutters and panelled doors with deep architraves. The sitting room and dining room both incorporate bay windows with views towards the sea from which there are spectacular sunsets.

On the opposite side of the staircase hall there is a family living room currently used as a studio/office, utility room which also serves as a back porch and a fully fitted kitchen incorporating wall and base units, central island with breakfast bar, 1½ bowl sink unit and plumbing for dishwasher. The kitchen appliances include two Neff electric ovens, grill & microwave, Neff induction hob and extractor. The kitchen incorporates a stone inglenook fireplace and the floor is a slate slab which extends into the utility room and rear hall. From the rear hall access is gained beneath the stairs to a dry cellar.

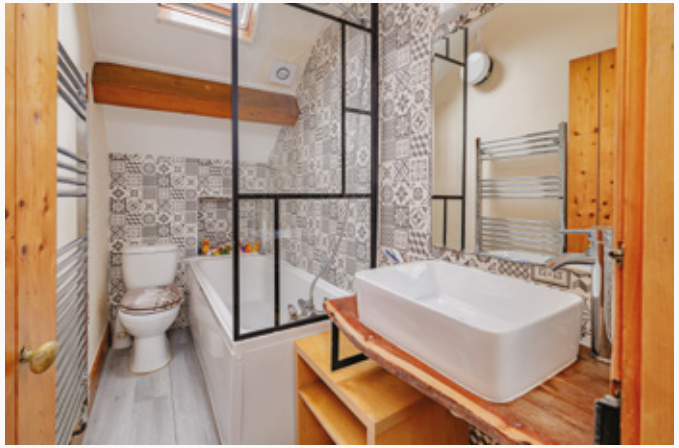
















The first floor accommodation is accessed via a shallow tread staircase which opens onto a wide galleried landing serving 3 double bedrooms. Bedrooms 1 & 2 both have the benefit of sea views and are generously proportioned rooms with moulded ceiling cornices, window shutters and marble fireplaces incorporating decorative cast iron grates. Bedroom 2 has an en-suite shower whilst bedroom 1 is served by a recently fitted bathroom with free standing slipper bath, separate tiled shower, cubicle, hand basin and low flush w.c. Bedroom 3 is a double bedroom with en-suite shower room. The bedroom has a double aspect, moulded ceiling cornice and marble fireplace with decorative cast iron grate. Off the rear landing is bedroom 4 which is a double bedroom with en-suite shower room. At the end of the rear landing stairs lead to the second floor landing which is lined with built-in cupboards. On the second floor there are 2 further double bedrooms served by a bathroom containing a panelled bath with shower fitting, hand basin and low flush w.c.

Y POPTY & Y LLAETHDY

The cottages currently operate as holiday letting units generating an extremely useful rental income of circa £45,000 per annum. Typically they are both let for over 182 days each year and as such are exempt from Council Tax and Rates. The contents of the cottages are available by separate negotiation.

Y POPTY

Y Popty is the larger unit with an open plan sitting and dining area containing an open fireplace within a stone inglenook. The room has exposed beams and a slate slab floor. The kitchenette contains fitted wall and base units under work surfaces incorporating a stainless steel sink unit with drainer. The kitchen appliances include a Lamona electric oven and Indesit electric hob beneath an extractor hood and there is plumbing for a dishwasher and washing machine. At first floor level there are 2 double bedrooms together with a bunk room served by a family bathroom. The bathroom contains a panelled bath with shower fitting, low flush w.c. and hand basin with shaver point incorporating a strip line. Heating is courtesy of an oil central heating boiler and in addition to which there are electric heaters to provide flexibility.


Y Popty


Y Popty


Y Popty


Y Popty


Y Llaethdy


Y Llaethdy


Y Llaethdy


Y Llaethdy

Y LLAETHDY

Y Llaethdy is attached to Y Popty and accessed via UPVC conservatory with bench seating which serves as a sitting and dining area. Beyond the conservatory is a fitted kitchen with pine wall and base units under work surfaces incorporating a stainless steel sink unit. The kitchen appliances include an electric Lamona oven & Gasland hob beneath an extractor hood. To either side of the kitchen is a bunk room and separate bathroom with panelled bath and shower fitting, low flush w.c., hand basin and shaver point with strip light. At first floor level there is a double bedroom which has the benefit of a double aspect, exposed beams and eaves storage cupboards. Y Llaethdy has double glazed UPVC windows and the benefit of a combination of oil central heating supplemented by electric heaters.







OUTBUILDINGS

Against the drive is a traditional stone barn (15m x 4.65m approx.) beneath a slate roof. It is a single storey building currently providing storage and a games roof accessed by a series of double doors opening onto the drive. Adjacent to this range is an open fronted 3 bay pole barn (10m x 3m approx.) for storing machinery and logs.

GARDENS & GROUNDS

Against the south gable end there is parking for several cars and a further stone outhouse with lean to housing the domestic oil tanks. Adjacent to the parking area there is a paved patio which takes advantage of the afternoon and evening sun and from which there are panoramic sea views. A lawned garden extends along the front of the house against the west elevation interspersed with ornamental cherry and oak trees and there is a ha-ha against the paddock. A stone path against the west elevation leads to a part walled orchard with circular brick entrance. The orchard contains a selection of fruit trees and there is a raised decked seating area. Adjacent to the orchard is a walled kitchen garden with raised beds and a slightly dilapidated timber framed greenhouse. The kitchen garden also contains a further selection of fruit trees, composting bins and within the wall is an opening providing access to the paddock which is laid to grass and ideal for those wishing to keep a horse. In the corner of the paddock is a small meandering stream.

Adjacent to the cottages are a series of patio areas and Y Popty has the benefit of an enclosed walled garden with small grassed area & borders containing hydrangea, agapanthus, roses and a mature magnolia tree.



LOCATION

Pentre Bach is located in the picturesque village of LLwyngwril on the Cambrian coastline which lies within the Snowdonia National Park. The village offers a church, village hall, pub and train station whilst the larger centres of Towyn, Aberdovey and Dolgellau offer a more comprehensive range of services. Llwyngwril has a stony beach and many scenic footpaths along the coastline and in the foothills of Cader Idris. On the recreational front there are golf courses at Aberdovey, Fairbourne and Machynlleth and for the boating enthusiast there is a sailing club in Aberdovey.

COMMUNICATIONS

Pentre Bach is conveniently placed for travel to Dolgellau & Aberdovey beyond which access can be gained to major trunk roads serving the North West & Midlands. From Llwyngwril station there is a regular service along the stunning Cambrian Coast which runs between Pwllheli and Birmingham International connecting with the main London line.

DIRECTIONS

From Dolgellau travel south west on the A493 signposted Tywyn. Continue through Arthog and Fairbourne and on entering Llwyngwril pass through the village. Before the church which is on the left hand side the stone gateposts leading to Pentre Bach will be seen on the right hand side.













PROPERTY INFORMATION

Address: Pentre Bach, Llwyngwril, Nr Aberdovey, Gwynedd, LL37 2JU.

Services: Mains water, electricity and drainage. Oil central heating. Server Panel, Fibre Broadband & Telephone line.

Local Authority: Gwynedd Council - T: 01286 672 943.

Council Tax: Pentre Bach - Band F £3,517.76 payable 2026/27.

Energy Performance Certificate: Pentre Bach, Y Popty and Y Llaethdy all have an EPC rating of E.

Tenure: Freehold with vacant possession.

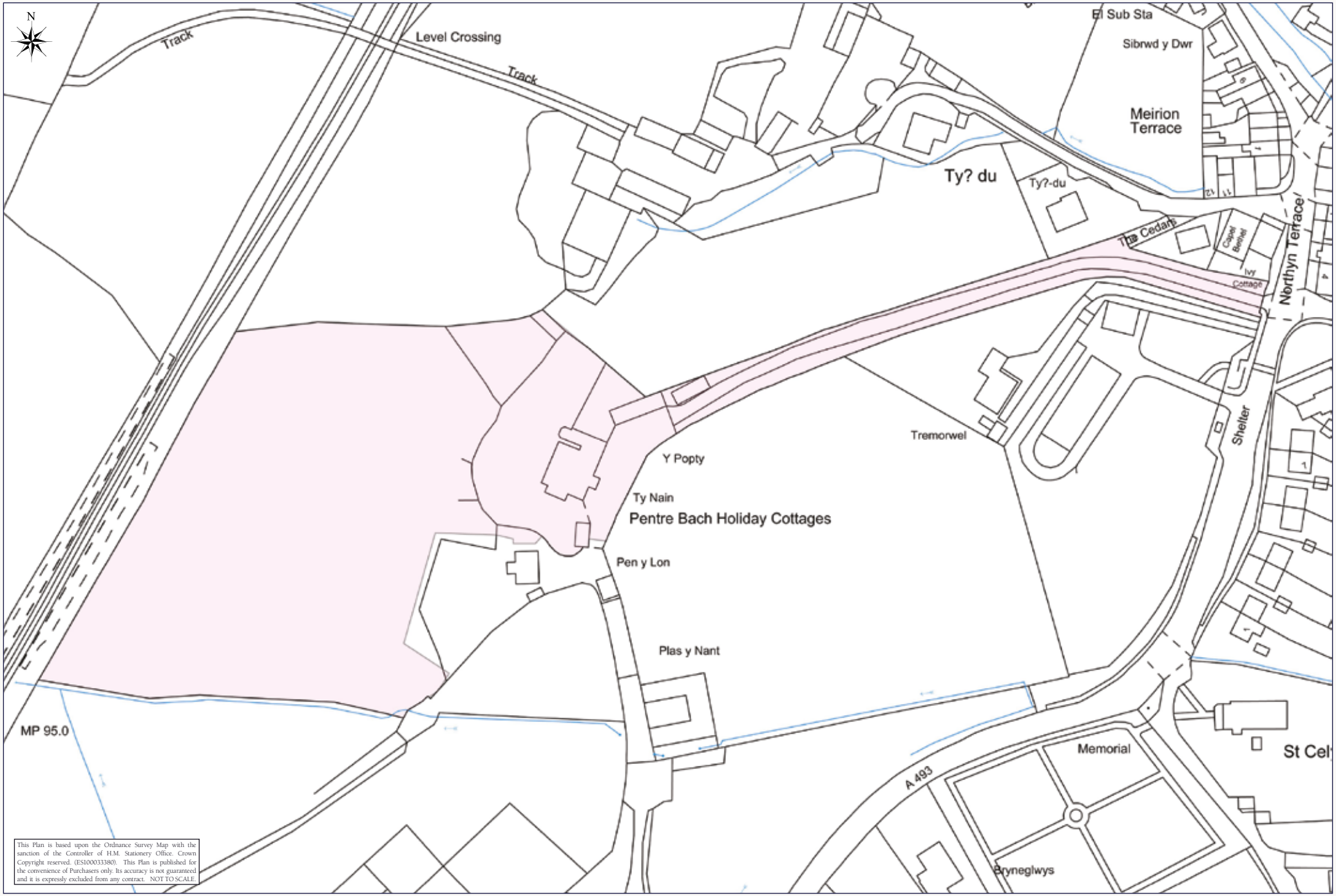
Third Party Rights: It should be noted that the drive leading to Pentre Bach is the subject of a vehicular right of way in favour of the neighbouring property.

Article 4 Direction: If a property is used for residential purposes (as a permanent home) it will need planning permission for use as either a second home or holiday let. If the property is an existing second home or mixed use (second home/holiday let) then planning for exchange of use is not required.

Town & Country Planning: Pentre Bach is not listed nor in a local Conservation Area. However the property does lie in the Snowdonia National Park.

Fixtures: Unless specifically mentioned in these particulars all contents, fixtures and fittings, garden ornaments, statues, carpets and curtains are excluded from the sale. Certain items may be available by separate negotiation.

Viewing: Strictly by appointment via the Chester office of Jackson-Stops & Staff - T: 01244 328 361.



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Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy, however all measurements are approximate. This floor plan is for illustrative purposes only and is not to scale.

PENTRE BACH

APPROXIMATE GROSS INTERNAL AREA:
HOUSE = 3,823 SQ FT / 355.20 SQ M
Y POPTY = 777 SQ FT / 72.1 SQ M
Y LLAETHDY = 537 SQ FT / 49.8 SQ M
OUTBUILDING = 399 SQ FT / 24.26 SQ M
TOTAL = 5,536 SQ FT / 514.29 SQ M



Important Notice Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Brochure by wordperfectprint.com.



JACKSON-STOPS

CHESTER

01244 328361

chester@jackson-stops.co.uk

jackson-stops.co.uk