



Eisteddfa, Pentrefelin, Criccieth, Gwynedd

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**STRUTT
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Eisteddfa Pentrefelin, Criccieth Gwynedd, LL52 0PT

An impressive 9 bedroom detached country house occupying an elevated position enjoying stunning sea and mountain views

Criccieth and station 1.9 miles (London Euston 6 hours 11 minutes), Porthmadog 2.9 miles, A55 North Wales Expressway (Jct. 10) 24.1 miles, Bangor 26 miles, Bala 34 miles

Entrance hall | Rear hall/sunroom | Drawing room | Sitting room | Dining room | Kitchen Utility room | 2 Cloakrooms | Cellar
4 Bedrooms with en suite shower rooms
5 Further bedrooms | Family bathroom | Store Garden | EPC rating F

The property

Owned by the family of former PM David Lloyd George, Eisteddfa is an attractive stone-built period country house offering a total of more than 7,000 sq. ft. of sensitively modernised accommodation arranged over four floors, currently incorporating a self-contained four bedroom annexe, easily re-integrable into the main property. Character features include some sash glazing, generously proportioned high-ceilinged rooms and original fireplaces.

The ground floor accommodation flows from a welcoming entrance hall and includes a large drawing room with feature open fireplace and window seating, a spacious sitting room with feature fireplace and a dining room with French doors to the terrace. Adjacent is a generous kitchen with a range of modern wall and base units including a large central island with breakfast bar and modern integrated appliances. The property also benefits from a useful separate utility room with en suite cloakroom and a generous cellar.

On the first floor the property provides two double bedrooms with built-in storage and en suite shower rooms, three further double bedrooms, a family bathroom and useful store. On the second floor the property benefits from two further double rooms, both with potential for use as additional bedrooms if required.

Adjoining the main house, Ty Mawr annexe can be accessed from a beamed rear entrance hall or from a side hall and comprises a generous sitting room with a door to the main drawing room, games room with open fireplace and a through door to the main house. There is also a fitted kitchen and a useful utility room. On the first floor there are four double bedrooms, two with en suite shower rooms, a linen store, modern family bathroom and useful loft.

Outside

The property is approached over a rear sweeping driveway providing parking for multiple vehicles. The main house benefits from generous gardens which are laid mainly to lawn bordered by mature shrubs with a large paved and flint part-covered terrace, ideal for entertaining and al fresco dining, while the annexe benefits from an enclosed lawned garden.

Location

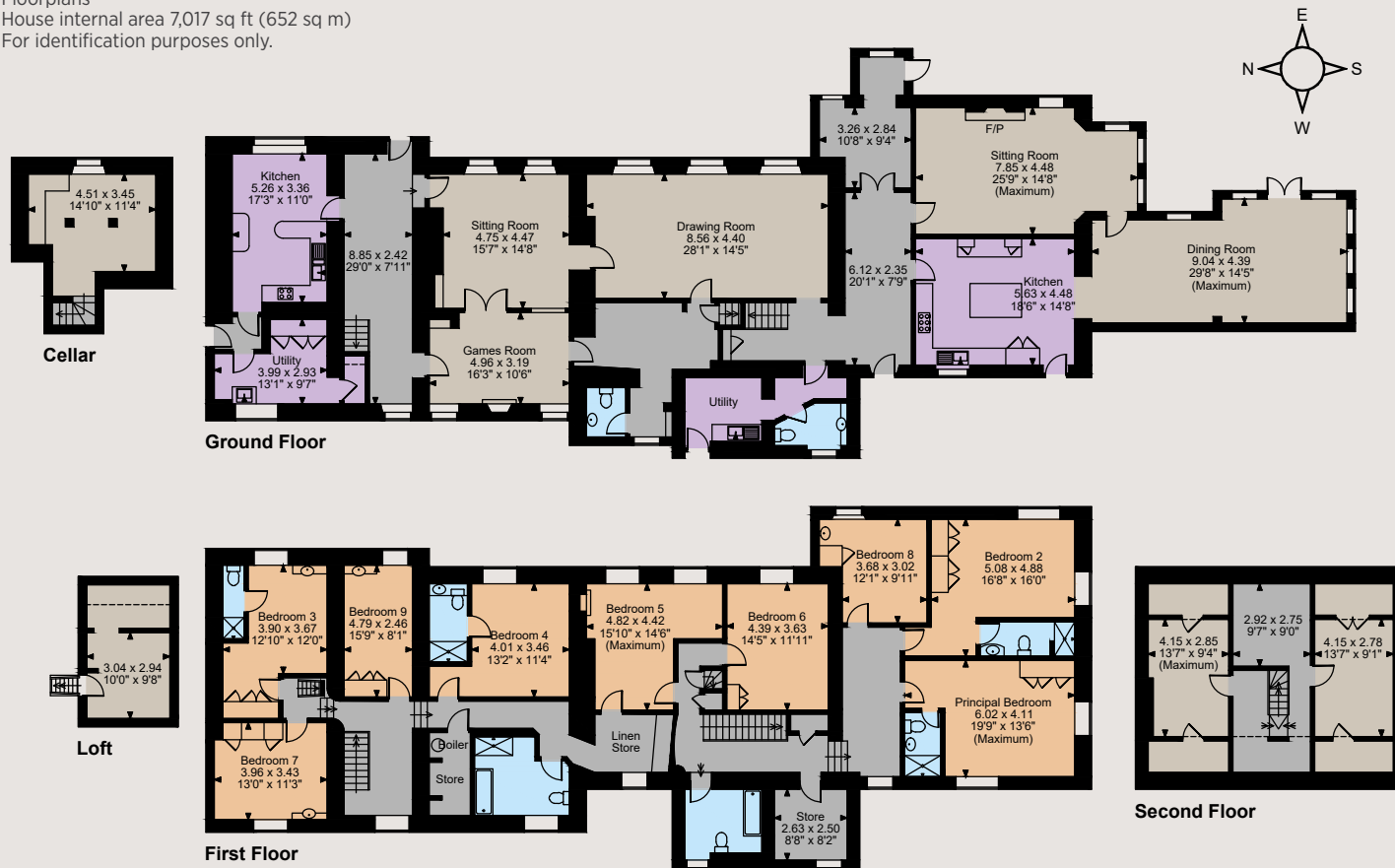
Located in a region of Wales renowned for its outstanding scenery and varied walking, the small hamlet of Pentrefelin sits near to the popular seaside resort of Criccieth which offers a good range of day-to-day amenities including independent shops, services, cafés, restaurants and primary schooling. More extensive amenities can be found in nearby Porthmadog and Pwllheli.

The area offers a good range of state primary and secondary schooling together with a selection of independent schools including St. Gerard's, St. David's College, Rydal Penrhos and Myddelton College.





Floorplans
House internal area 7,017 sq ft (652 sq m)
For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.

--- Denotes restricted head height

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Directions

Sat Nav LL52 0PT

What3words: wheels.quote.bandwagon.

General

Local Authority: Gwynedd Council

Services: Mains water and electricity. Oil fired central heating and private drainage. We understand the private drainage does comply with the relevant regulations.

Council Tax: Band G

Fixtures and Fittings: Are excluded from the sale but may be available by separate negotiation.

Wayleaves & Easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

Tenure: Freehold

Guide Price: £780,000

Chester

The Coachworks, Northgate Street, CH1 2EY

01244 354880

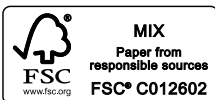
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