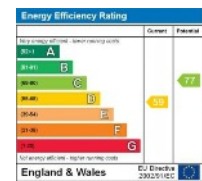
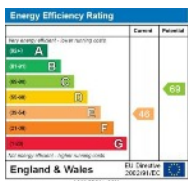


**PANTEIDAL FARMHOUSE  
 PANTEIDAL  
 NR ABERDOVEY  
 LL35 0RG**

**£535,000 Freehold**



**Detached former farmhouse set in landscaped gardens and elevated grounds extending to 4.21 acres  
 Approximately 3 miles from Aberdovey  
 Adjacent to the Dyfi estuary  
 Separate owners accommodation with calor gas under floor heating  
 Private water and drainage**

This former farmhouse is situated outside the village of Aberdovey adjacent to the Dyfi estuary with partial estuary views. Currently a successful holiday let and comprising well fitted kitchen, dining room open to lounge, conservatory and snug on the ground floor with 3 double bedrooms, 2 with en-suites plus bathroom on the 1<sup>st</sup> floor and access to an elevated decked area to enjoy the views. There is a recently built detached 1 bedroom annexe currently providing owner accommodation and garage storage. The grounds are landscaped with many tropical plants and stretch to 4.21 acres of elevated woodland offering many seating areas. There is parking for several vehicles. The farmhouse has electric under floor heating throughout and wood double glazed windows. The property has private spring water and septic tank drainage. Across the road is access to the estuary and a large expanse of sand at low tide accessed via a footpath. The Welsh coastal path is located on the hill behind the house.

Aberdovey is well known for its mild climate, sandy beaches and magnificent surrounding countryside. Sailing and all water sports are very popular and Aberdovey Yacht Club is in the centre of the village. For golfing enthusiasts there is Aberdovey Golf Club a championship course nearby. There is also a railway station which together with well maintained trunk roads provides easy access with the West Midlands within 2 hours travelling distance. Just over three miles away you have the coastal resort of Tywyn with a variety of shops, cinema, leisure centre, primary and high schools, cottage hospital and promenade.

The accommodation comprises porch to inner lobby:-

**SNUG** 17' x 15'3 max.

Window to front and rear, inglenook fireplace with multi fuel stove, beamed ceiling, oak flooring, tv and telephone point, wall mounted under floor heating control.

**DINING ROOM** 17'5 x 12'7

Window to front, beamed ceiling, oak flooring, wall mounted under floor heating control, open to;

**LOUNGE** 17'6 x 11'2

French doors and glazed side panels to front, window to side, beamed ceiling, built-in book shelves, inset electric fire, tv point, oak flooring.

**CONSERVATORY** 11'8 x 8'6

Double doors to the garden, oak flooring, electric wall heater.

Off dining room to;

**HALL**

stairs to 1<sup>st</sup> floor.

**CLOAKROOM**

Window to side, wash basin, w c, part tiled wall, oak flooring.

**KITCHEN** 13' x 11'6

Window to side, French doors to rear terrace, cream units, laminate work top, granite composite sink and drainer, built in double oven and induction hob with extractor over, under floor heating control, tiled floor, part tiled walls, integral dishwasher.

**UTILITY AREA**

Plumbed for washing machine, space for tumble dryer, laminate work top, 2 large built-in storage cupboards with power points and lights, space for fridge freezer, open porch to drive.

Stairs to;

**1<sup>st</sup> FLOOR LANDING**

Built-in lockable storage cupboard, 2 steps up to double glazed door and side window to;

**DECKED TERRACE**

Glass balustrade, views over the lake, estuary and hills.

**BEDROOM 1** 18' x 12'1 including 9' of built-in wardrobes  
Window to front and side, access to loft, wall mounted under floor heating control, recessed shelving.

**BATHROOM** 7'10 x 6'4 not including a 5'6 wide door recess.  
Window to side and rear, walk in shower with glass screen, wash basin, heated towel rail, tiled walls, laminate floor.

**BEDROOM 2** 17'5 x 11'9 including en-suite.

Window to front, built-in wardrobe, wall mounted under floor heating control, access to loft. Door to:

**EN SUITE BATHROOM**

Bath with mixer shower taps and glass screen, wash basin, heated towel rail, tiled walls, extractor fan.

**BEDROOM 3** 17'6 x 11'9 including en-suite.

Window to side and front, built-in single wardrobe, access to loft.

**EN SUITE BATHROOM**

Bath with mixer shower taps and glass screen, wash basin, heated towel rail, tiled walls, extractor fan.

**THE ANNEXE (measurements on floorplan)**

Situated adjacent to the farmhouse comprising well fitted kitchen, lounge, double bedroom and en suite shower room plus garage storage. Porcelain tiled floor throughout with wet under floor heating off Worcester calor gas boiler. Patios to front and rear, calor bottles at rear.

**GARDENS AND GROUNDS**

The property is approached via a gravel drive through double gates with stone pillars leading to the parking and turning area at the side of the farmhouse. The gardens are stocked with well established specimen shrubs, secluded seating areas fishpond and the natural woodland extending to approximately 4.21 acres with elevated decked seating area.

**TENURE** The property is Freehold.

**SERVICES** Mains electricity. Private drainage. Private water supply.

**ASSESSMENTS** Main House Band F - Annexe Band A

**Contents available for separate negotiation.**

**VIEWING** By appointment with Welsh Property Services, High Street, Tywyn, Gwynedd, LL36 9AE. Tel: 01654710500

**MONEY LAUNDERING REGULATIONS**

**You will need to provide identity evidence in the form of passport/driving licence or utility bill with mpan number visible on putting forward an offer.**



