

**HEN FFERMDY HENDDOL
FRIOG
LL38 2RZ**

Price £345,000 freehold



**Grade 2 listed farmhouse c1500
2 bedroom cottage
With attached barn part renovated
With planning permission for 2 bedroom self contained conversion
Idyllic location
Enclosed rear garden on several levels**

Steeped in history this grade 2 listed cottage dates back to the 15th century and was originally home to the prior of a cell of Cistercian monks who transported travellers across the estuary to Barmouth. It later passed to notorious pirate David Williams whose initials are carved into the beam of the inglenook and the wall outside the front door with the date 1773. Comprising entrance hallway leading to lounge, dining room, kitchen and shower room on the ground floor with 2 double bedrooms on the 1st floor. The attached former barn is renovated to 1st fix stage with lime plastered walls and planning permission to convert into a 2 bedroom dwelling. The cottage retains many original features including ledge and brace doors, beamed ceilings, inglenook fireplace, panelled walls and has the benefit of modern day necessities of a recently refurbished kitchen and shower room with under floor heating. The rear garden is fully enclosed, prettily and maturely planted with many different elements including wood stores, greenhouse, pond and woodland area.

Situated in the rural hamlet of Friog, Hen Ffermdy Henddol is perfectly placed to enjoy both the seaside and mountains. Fairbourne beach is just 15 minute walk as is the Blue Lake, featured on BBC's Secret Britain. A network of footpaths criss cross the area ideal for exploring its slate quarrying heritage and enabling seasoned walkers to be up and down Cadair Idris in a day. Fairbourne with its well stocked village shop and railway station linking to Birmingham is 10 minutes on foot. The market town of Dolgellau is 8 miles away and Tywyn approx' 11 miles with all the usual facilities plus a cinema, doctors' surgery, cottage hospital and high school. For golfing, boating & all water sports, the delightful harbour village of Aberdyfi is just fourteen miles away along the coast.

The cottage comprises panelled ledge and brace door to;

HALL

Under stairs cupboard, beamed ceiling, panelled walls.

DINING ROOM

15'2 x 9'7

Window to front and rear, beamed ceiling, open fireplace (not in use), panelled walls, storage heater.

LOUNGE

15'8 x 13'6 into fireplace

Window to front, beamed ceiling, stone panelled walls, inglenook fireplace with multi fuel stove, red quarry tiled floor, telephone and tv point. Door to;

KITCHEN

10' x 9'3 max

Window to rear and side, skylight, slate floor with under floor heating, base units, wood work top, ceramic sink and drainer, plumbed for washing machine, electric cooker, part tiled walls, door to;

SHOWER ROOM

7'4 x 7'4

Half glazed door to side leading to garden, slate floor with under floor heating, walk in waterfall electric shower with panelled walls and glass screen, w c, vanity wash basin, extractor.

Off entrance hallway painted stairs to 1st floor half landing and built in storage cupboard with sliding door. Off 1st floor landing to;

BEDROOM 1

15'9 x 10'3

Window to front, panelled wall, cast iron fireplace, recessed hanging area, beamed ceiling, storage heater, access to under eaves storage, painted floorboards.

BEDROOM 2

16'9 x 15'5 max.

L shaped room, 2 windows to front, skylight to rear, exposed beams, painted floorboards, storage heater.

FORMER BARN

25' x 15'

With planning permission to convert to 2 bed dwelling finished to 1st fix stage, lime plastered walls, reclaimed slate floor, arrow slits to front and rear, green oak A-frames, half glazed stable door to rear, ledge and brace door to front, conservation roof lights, multi fuel stove.

OUTSIDE FRONT

Parking for 1 vehicle (lay by over the lane provides parking for 2-3 cars), access to stone built woodshed.

OUTSIDE REAR

Fully enclosed with gated access off the lane, maturely planted with slate gravel pathways leading to several areas, sheds, log stores, former ty bach, pond and greenhouse.

ASSESSMENTS

Band E

TENURE

The property is Freehold.

SERVICES

Mains water, shared septic tank, electricity.

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.

DISCLAIMER

These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of an offer or a contract. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser should satisfy him/herself by inspection of the property or otherwise as to the correctness of each of the statements prior to making an offer. No person in the employment of Welsh Property Services has any authority to make or give any representation or warranty whatsoever in relation to this property.

LASER TAPE CLAUSE

All measurements have been taken using a laser tape measure and therefore may be subject to a small margin of error.



