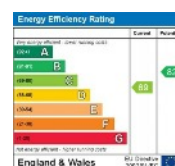


**THE COACH HOUSE  
 PENHELIG  
 ABERDOVEY  
 LL35 0NA**

**Price £695,000 Freehold**



**Immaculately presented Architect designed 3-4 bedroom former watermill  
 Situated in a sheltered south facing wooded hillside  
 With partial estuary views from many aspects  
 Large garage with inspection pit  
 Landscaped grounds**



This former watermill was converted into a coach house in 1907 for the Plas Penhelig and a dwelling in the late seventies. The present vendors refurbished it in 2004 onwards to include Velfac wood aluminium double glazed windows and doors, triple glazed skylights, bespoke kitchen, 2 shower rooms, installation of inset multi fuel burner. The Coach House offers spacious contemporary living accommodation with its open plan living area, mezzanine area, spiral staircase yet retains the character of its former life with beamed ceilings and exposed painted stone and brick walls. There are partial estuary views from many aspects of the property and garden. With detached garage with sedum roof, block paved driveway for 2-3 vehicles and further parking over the lane. The landscaped garden is well stocked with mature flowering shrubs and other plantings and has many areas to enjoy the view on several walkways and terraces including a vegetable garden plus lawn ed area, Summerhouse and shed.

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 (Penhelig station is a 2 minute walk) 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.

Gas centrally heated the accommodation comprises meranti wood sandwiched double doors to;

**KITCHEN** 4.79 x 3.80

Window to front and side, contemporary units, woodblock breakfast bar, granite work top with stainless steel inset double sink, Neff gas hob with extractor over, Neff combi-microwave oven and grill at eye level with Neff main oven and grill below, warming drawer, plumbed for dishwasher, tiled floor, part tiled walls, (gas meter and stopcock located here), beamed ceiling.

Pitch pine double doors to;

**LOUNGE / DINER** 7.40 x 6.22

2 full height doors to front, 2 windows to side, split level seating area with inset "Dovre" log burning and multi fuel enclosed fire with fan and slate hearth, beamed ceiling.

**OFFICE** 2.96 x 2.25

Window to side.

Off living area open to rear hallway with window to rear, built in cupboard housing consumer unit.

**SHOWER ROOM** 3.09 x 1.58

Wall mounted wash basin, w c, tiled shower cubicle with glass door, tiled floor, part tiled walls, built in shelves, heated towel rail, extractor light.

**BEDROOM 1** 4.54 x 3.00

Window to rear, glazed door to side, laminate floor.

Off living area, spiral staircase to;

**1ST FLOOR GALLERIED LANDING**

Marmoleum click flooring, under eaves storage cupboards, open to;

**MUSIC ROOM**

Glazed door and side panel to side with galvanised bridge to garden, 2 skylights to front, marmoleum click flooring, currently furnished with sofa bed, computer desk and filing cabinet.

**BEDROOM 2** 3.22 x 3.25

Sliding door to rear with galvanised balcony.

Hallway leading to master bedroom and shower room with built in cupboards housing pressurized hot water cylinder, plumbed for washing machine and slatted shelving.

**BEDROOM 3 (MASTER)** 4.83 x 4.30 not inc eaves

Window to side, skylight to front, built in wardrobes, vaulted ceiling, under eaves storage cupboards.

**SHOWER ROOM** 2.93 x 2.56

Skylight to rear, vanity wash basin, w c, corner shower cubicle, 2 heated towel rails, extractor light, Karndean flooring, part panelled walls, under eaves cupboards housing 2 cold water tanks.

**OUTSIDE FRONT**

Block paved driveway, tap and lighting, gated access to garden with block paved terrace, mature planting, trees and shrubs, lawn, Summerhouse, terraced walkways, raised vegetable beds, shed with power 3.00 x 2.00.

**GARAGE** 7.44 x 5.45

Timber double doors to front, glazed door and window to side, built in shelves, inspection pit, infra red heaters, consumer unit.

Over the vehicular lane is further land including a stream, mature trees and shrubs, overspill parking.

**TENURE** The property is Freehold.

**SERVICES** Mains electricity, gas, water and drainage.

**COUNCIL TAX** Band G

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

**MONEY LAUNDERING REGULATIONS**

"By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £25 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this."

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**LASER TAPE CLAUSE**

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







