Bwlchtocyn Farmhouse
Bwlchtocyn | Nr Abersoch | Pwllheli | LL53 7BN
7 bed
4 bath
3 recp
8.6 acr
Double garage
with room above
DESCRIPTION

If you are seeking a superior period residence with land in the far south-western reaches of the Lleyn Peninsula, we would highly recommend that you view this striking detached two storey stone built former farmhouse that lies in wonderful rural setting, enjoying superb open country and coastal views towards Bardsey Island.

Standing in over 4 acres of its own grounds that are made up of well laid out gardens and a 3 acre field, presenting real possibilities for anyone with equestrian or horticultural interests, the property, whose origins date back to circa 1887, has been sympathetically extended, modernised and since maintained to the most exceptional standard by the present owners, retaining many of the features unique to its original period of construction.

BwlchTocyn Farmhouse benefits from Hardwood Framed Double Glazing, LPG Gas Fired Central Heating along with a Wall Mounted Air Conditioning Unit in the Master Bedroom and a highly efficient German built Evacuated Tube Solar System that is strategically mounted on the dwelling’s gable wall, providing heating for a great deal of the property’s domestic hot water requirements. This system works in tandem with the property’s unvented pressure vessel, ensuring that hot water is effectively delivered throughout the residence at the turn of a tap.

The attractive accommodation, which on the ground floor includes an Entrance Hall, a Sizeable Lounge that houses a powerful multi fuel burner, a Sitting and Dining Room, a Bedroom with a Family Size Shower Room that is currently utilised as a Study and a Modern Bespoke Fitted Kitchen with cream coloured wall and base units together with granite work surfaces. An Entrance Lobby, a Utility Room and a WC that all lie adjacent to the Kitchen, complete the ground floor accommodation. The first floor provides a Contemporary Family Size Shower Room and four Double Bedrooms, of which the Master Bedroom has En-Suite facilities.

BwlchTocyn Cottage - A former farm outbuilding that has been expertly renovated and transformed into delightful stone built detached cottage with its own private lawned garden area, is situated in front of the main house. The dwelling, which in the past has been utilised as a very successful holiday letting property and offers and ideal place for extra guest accommodation, or as a living area for an elderly relative, as well as a multitude of other uses, subject to the usual consents. The abode offers a Living Kitchen, Shower Room and Bedroom to the first floor with Study Area leading to Master Bedroom on the first floor.

OUTSIDE

The property benefits from a Tarmacadom driveway together with the vast 3 acre on the right and onwards to the various parking areas, providing ample off road parking and general access to the property including a large detached garage/workshop, with an electric roller shutter entrance door, power and lighting and a mezzanine storage area, as well as the farmhouse’s charming gravel based ornamental garden area with its many garden artefacts, a lovely seating area and an aluminium framed greenhouse that extends along the front and side of the residence, encircling a lovely cottage style lawned garden that is enclosed by a wonderful array of vibrant shrubbery and beautiful floral borders. In summer months this entire garden area, which is bestowed with a great deal of privacy, is often a continuous suntrap offering a wonderful spot for outdoor dining and entertaining or just relaxing.

LOCATION

BwlchTocyn Farmhouse is located in a most idyllic setting in the wonderfully scenic hamlet of Bwlch Tocyn, the property is opportunely placed for the many other coastal and rural attractions to be found across the Lleyn Peninsula, including the renowned resort of Abersoch with 2 wonderful beaches and facilities for sailing and surfing, in addition to a convenience store, a post office and an assortment of restaurants and pubs. A little further afield the coastal town of Pwllheli along with its neighbouring communities, ensure that with a wide range of shops, services and recreational facilities, your essential needs are well catered for.

DIRECTIONS

From Caernarfon follow the A497 along the southern edge of the Lleyn Peninsula towards Pwllheli and then the A499 towards Abersoch. On reaching Abersoch proceed into the centre and follow the directions to Sarn Bach. After passing through Sarn Bach take a left turning signposted Bwlch Tocyn and follow this road for over ¼ mile, where you will see the entrance to the property on your right hand side.

SERVICES

We are informed by the seller that this property benefits from mains water and electricity, LPG gas central heating, and private drainage.

ENERGY EFFICIENCY RATING

BwlchTocyn Farmhouse: Band F
BwlchTocyn Cottage: Band E

FINE & COUNTRY

Homes by Dafydd Hardy
VENDOR INTERVIEW

This beautiful property, which consists of a large family home and a separate cottage both enveloped by just over four acres of rolling grounds, is set in a truly enviable location on the headland of BwlchTocyn. “It was my father and mother who originally purchased the property back in 1963,” says Chris, “and at that time I also had part ownership. We used to use it as a bolthole for the holidays, and I must say that it’s completely unspoilt here; the surroundings are just as stunning as they were when I was a boy. In 1998 I took full ownership of the property, and as our sons were off to university, my wife and I decided to move to Wales and make this our permanent home. We initially thought we’d stay for no more than ten years, but instead we’ve been here for sixteen!”

“We gutted the whole place and extended both ends,” says Jean, “so now it’s a very spacious family home. The central part still has all of its lovely features and the extensions have been done in an extremely sympathetic way, so much so that it’s almost impossible to tell old from new. I’d say that the kitchen is the heart of our home as it’s where we tend to spend the most time; we actually had it completely renovated just under three years ago. We also have two very large living rooms, which has been great for the children. When they come home they have their space filled with their gadgets and we have our lounge where we can relax and enjoy the views.”

“As we were almost starting from scratch, we were also able to add elements that increase the energy efficiency of the house,” says Chris. “The whole place is very well insulated, we have a solar water heating system, which is extremely efficient during the summer months, and we’ve also had air conditioning installed in the master bedroom, the landing and the main living room. When all three units are on the whole house is wonderfully cool.”

“We’ve worked extremely hard on the garden,” says Jean, “and I must say it’s looking beautiful; particularly at this time of year when all the flowers are out.” “We have a large gravelled seating area, which is sheltered by a low stone wall,” says Chris. “It’s a lovely place to sit and enjoy the spectacular views. We also have a lovely cottage garden between the main house and the cottage and then the rest has been left very open, but it would be extremely easy to fence off an area for livestock or horses.”

“There are so many things that we will miss about this house when we leave,” says Jean. “The location, though extremely beautiful is also relatively convenient as Abersoch is only a matter of minutes away and has a very good selection of shops and amenities.” “I’ll miss being able to push off down the track, across the golf club and onto the beach for a long walk,” says Chris, “it’s absolutely marvellous whatever the weather. The quality of life here is second to none.”

- Chris and Jean
For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.