



## The Old Cowshed & Little Barn, Pentrefelin, Criccieth

- 2 exceptional barn conversions built to an exacting standard
- Readymade Established holiday cottage business
- Both offer gorgeous character accommodation
- 4 Bedrooms between the two and en-suite facilities
- A fully established website and business database is included as will any income/future bookings, subject to signing an NDA full disclosure
- Unsurpassed sea views, including Cardigan Bay
- All ground floors with under-floor heating & double glazed
- Approx. 6 acres of adjoining pastureland
- The perfect investment – holiday bookings on average 45 weeks each p.a.
- Drawings & plans available for 5 camping pods
- EPC Band E

**OIEO £465,000**

Reference: 22207



### **The Old Cowshed and Little Barn, Pentrefelin, Gwynedd, North Wales LL52 0RB**

If ever there was an investment with a difference, then this has got to be it! Little Barn and The Old Cowshed, which are superbly converted former barns of immense charm and character, reside in a truly remarkable position – enjoying a secluded and slightly elevated position with a southerly aspect, the views are quite spectacular – with an almost 180 degree vista, you'll be able to enjoy far reaching views over the surrounding landscape towards the sea, Cardigan Bay and the outline of the southern Snowdonia range. It's easy to see why the present owners decided to purchase these barns in the first place! The barns are fully independent and established holiday cottages. Confirmed holiday bookings in excess of 40 weeks each are in place (at the time of writing) which enable these properties, net of commission to the booking agent, to currently generate £35k p.a. - bookings for 2019 already filling up. A fully established website and business database will be included with the sale as will any income/future bookings, subject to signing a NDA full disclosure. These barns were lovingly converted around the years 2011/12 with no expense spared and as such are handsomely presented to a very high standard with particular attention paid to preserve the original character. The attention to detail was paramount whilst combining the very best that contemporary living and style can provide.

Just take a close look at the photographs for confirmation, or even better, why not book a viewing.

Historically, it appears that the barns have stood here since the beginning of the 16th century, a testament to their traditional stone construction and thick walls no doubt! Both properties come fully uPVC double glazed with all ground floor rooms having under-floor heating whilst standard radiators are used in other rooms where required. The Old Cow Shed arguably wins the 'wow' factor prize with its exposed 'A' framed ceiling and multi-fuel stove fireplace, but the Little Barn makes up for it with its cosy appeal, a multi-fuel log burner and beamed ceiling to the first floor. Both are certainly quite unique. For the general layout of the accommodation, please consult the floorplan contained within these details. There is also adjoining pastureland measuring approximately 6 acres. This would undoubtedly add further options and potential for what has to be a very exciting proposition. There is a private driveway which sweeps around to the north of the barns and culminates in a sizeable courtyard parking area. There are lawned areas also, which are ideal for Al-fresco dining and soaking up the superb views of course.



## Property Features

### The Old Cowshed

#### Hall

**Living Room:** 13' 3" x 15' 2" (4.04m x 4.64m max)

**Kitchen:** 13' 5" x 12' 11" (4.10m x 3.95m)

**Bedroom 1:** 11' 6" x 11' 0" (3.53m x 3.36m max)

#### En-Suite

**Bedroom 2:** 12' 10" x 12' 0" (3.92m x 3.66m max)

#### En-Suite

**Shower Room:** 6' 2" x 7' 7" (1.89m x 2.32m)

**Utility/Boiler Room:** 6' 6" x 11' 5" (1.99m x 3.48m max)

**Sitting Room/Bedroom:** 14' 10" x 17' 10" (4.54m x 5.44m)  
With limited headroom.

### The Little Barn

**Living Room/Kitchen:** 10' 2" x 16' 2" (3.10m x 4.95m)

#### Bathroom

**Landing/Sitting Room:** 10' 1" x 15' 9" (3.09m x 4.81m max)  
With limited headroom.

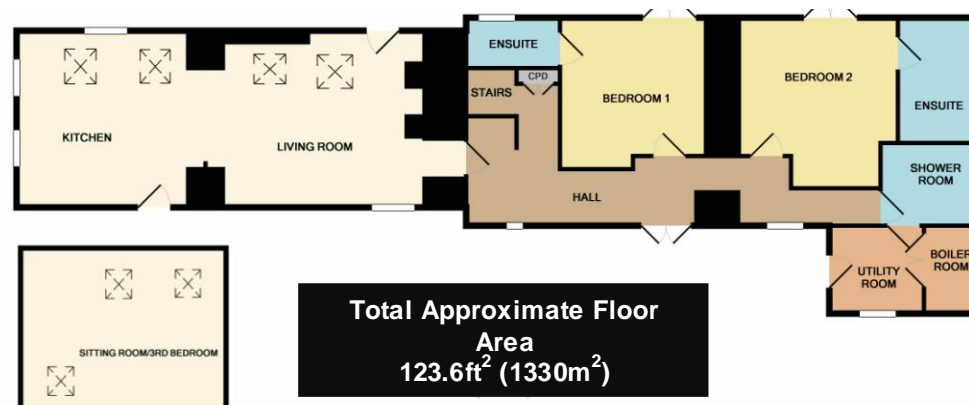
**Bedroom:** 11' 8" x 15' 9" (3.58m x 4.82m)  
With limited headroom.

### Agents Notes

Planning for 5 camping pods has been rejected but would be worthwhile investing further. Planning advice available upon request.

**Location:** The barns reside in a beautiful countryside setting on the edge of Pentrefelin, a small village situated off the A497 coastal road between the historic towns and Criccieth and Porthmadog, towards the south eastern corner of the beautiful Llyn Peninsula. Access to the shoreline is only a matter of a few minutes' drive and you couldn't ask for more splendid scenery right on your doorstep. The historic town of Criccieth to the west offers a sweeping promenade, sandy beaches and a good range of amenities including shops, post office, restaurants and pubs, essential seaside fish & chips and an ice cream parlour. Porthmadog is situated approximately 3 miles eastward which offers a comprehensive range of amenities, a major supermarket, golf club, restaurants and eateries with access to some fine sandy beaches and hidden coves. Here you'll also find a marina and maritime facilities and Porthmadog is home to the famous Ffestiniog narrow gauge mountain railway. This corner of Wales offers much for the tourist: miles of unspoilt coastal walks, the ruggedness of Snowdonia, numerous and widely varied leisure facilities and all within easy reach by car or on foot.

### The Cowshed



### The Little Barn



Cymerwyd pob gofal wrth baratoi'r manylion hyn, ond eu diben yw rhoi arweiniad cyffredinol yn unig, ac ni ellir gwarantu eu bod yn fanwl gywir. Cofiwch ofyn os bydd unrhyw bwynt sy'n neilltuo o bwysig, neu dylid ceisio gwiriad proffesiynol. Brasamcan yw'r holl ddimensiynau. Nid yw cyfeiriad at ddarnau gosod a gosodiadau a/neu gyfarpar yn golygu eu bod mewn cyflwr gweithredol effeithlon. Darperir ffotograffau er gwybodaeth gyffredinol, ac ni ellir casglu bod unrhyw eitem a ddangosir yn gynwysedig yn y pris gwerthu. Nid yw'r manylion hyn yn ffurfio contract na rhan o contract.

Every care has been taken with the preparation of these particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of any fixtures fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.



### Directions

From Caernarfon, follow the A487 in the direction of Porthmadog, turning right just beyond Bryncir onto the B4411 towards Criccieth. Continue on this road into Criccieth, turning left onto the A497 towards Porthmadog. Proceed into Pentrefelin, taking the first left turning after the 30 MPH signs. Follow the road for approximately  $\frac{1}{3}$  mile taking the first left turning and continue past a cluster of houses for a further  $\frac{1}{4}$  mile where you will find the entrance driveway on your right hand side.

### Services

Mains Electricity. Private water supply with UV filters. Private powered drainage treatment plant.

### Heating

Under-floor heating/radiators via a ground source heat pump. The agent has tested no services appliances or central heating system (if any).

### Tenure

Freehold

### Agent's Notes

The property has a 7 year electricity RHI grant (from 2014) that contributes £800 a quarter toward electricity. There is no council tax due to its holiday let status. These properties, NET of commission to the booking agent, bring in £35k per Annum.

### Council Band Tax

For details of please contact: Gwynedd Council



Could this be the ultimate holiday investment? With accommodation and views like this, most probably

Viewing by Appointment | 01286 677774

