

# Tudor

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## Nant & Nant Bach, Boduan, LL53 8YE

**£575,000**

- Rural Residence of Distinction
- All Extending to 5.7 acres of thereabouts
- Many Fine Features
- Grade II Listed Building
- Spacious Accommodation
- Converted Barn Letting Unit





# Nant & Nant Bach , Boduan, LL53 8YE

Nant and Nant Bach are offered for sale by Tudor Estate Agents by private treaty.

This most attractive rural farmhouse is located in a delightful area in the heart of the glorious Llyn Peninsula and is conveniently located for Morfa Nefyn and Pwllheli.

The Grade II listed building has been meticulously refurbished by the present owners and provides comfortable accommodation with many fine traditional features. The adjoining barns have been converted to provide comfortable letting accommodation.

The property is set within its own mature attractive landscaped grounds with former gardens, ample parking, orchard and with 2.25 acres with stock proof fence and planted in 2004 with 1000 mixed deciduous trees.

The property is approached by track from the main road through an ancient deciduous woodland.

The accommodation briefly comprises: - Open plan kitchen/dining. Separate dining. Lounge. Sitting room. Shower room. Three bedrooms on the first floor with bathroom. Workshop. Separate converted barn providing use for letting unit - Inspection of this property is highly recommended.

NO CHAIN (owner does not have an onward purchase). Offers considered.

## Kitchen

Feature slate slab floor. Oak stable style doors to front and rear. Open beams. Oil fired AGA. Workings and wheel attached to external water wheel. Loft over. Range of pine kitchen cupboard units (part free standing and part fixed - not included in the sale). Part exposed stone walls. Steps leading up to:

## Dining Room 16'4 x 15'2 (4.98m x 4.62m)

Maximum measurements to rear of inglenook. 'L' shaped room. Dual aspect windows. Quarry tiled floor. Inglenook fireplace with multi fuel stove. Large cupboard. Oak stable door to rear paved garden. Radiator. Open beams. Stairs to attic room.

## ATTIC ROOM 12'9 x 14'6 (3.89m x 4.42m)

Approached by stairway from the dining room. Maximum measurements 'L' shaped room. Open beams. Pine boarded wall with cupboards in alcoves and storage above. Radiator.

## Lounge 15'6 x 18'0 (4.72m x 5.49m)

Double aspect windows. Attractive oak floor. Two radiators. Open beams. Front door. Feature fireplace with timber surround and cupboards in alcove. Stairs to first floor. Under stairs cupboard. Doors to sitting room and shower room.

## Sitting Room 11'3 x 11'3 (3.43m x 3.43m)

Timber floor. Fireplace with cupboards in alcove.

## Shower Room

Feature oak boarded window. Large shower cubicle with glazed screen. Tiled walls. Wall mounted washbasin. High level w.c with timber header. Oak boarded window. Oil boiler for central heating and hot water. Plumbing for washing machine. Wall mounted electric heater.

## FIRST FLOOR

### Landing

## Bathroom 11'4 x 6'5 (3.45m x 1.96m)

Roll top cast-iron bath with claw legs. Victorian pine unit with washbasin with marble top. High level w.c with timber header tank. Radiator.



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## Bedroom 1 15'5 x 18'1 (4.70m x 5.51m)

Maximum measurements 'L' shaped room. Large spacious bedroom with dressing area. (Formally three rooms). Triple aspect windows with views. Exposed beams. Timber floor. Three radiators. Three doors leading to the landing. Fireplace.

## Bedroom 2 11'3 x 11'5 (3.43m x 3.48m)

Exposed roof truss. Timber floor. Radiator. Slate surround fireplace. Cupboard in alcove and storage above. Access to attic.

## OUTSIDE

The delightful gardens and grounds include ample parking area and extends to 5.72 acres or thereabouts (measurement provided by the owner). The property is approached by a stone gravelled drive through ancient woodland overlooking a stream from Garn Boduan and a well/spring. Adjacent to the drive is a former meadow planted with 600 mixed deciduous trees (including a small shed) and a paddock of scrub land.

The large front garden includes mature apple and pear trees, three rockery plots and is screened by conifers on one side and rhododendrons and sycamore on the other with a secluded seating area in front of the house with views over Morfa Nefyn to the sea. The access drive becomes a grassy lane running past the property from which a right of way to the road through the adjacent field exists.

The garden consists of three lawned areas, one used as a drying green, one with sloping access to the wood behind and one containing a large greenhouse and access to the wood and field behind.

A field of over two acres surrounding the house on two sides, laid out with a central pathway and several clearings has been planted with 1000 trees principally oak, beech, ash, birch, rowan and alder. It is stock fenced and drained by deep land drains on three sides. A small orchard of apple and pear is located near to the greenhouse.

Following useful buildings and separate accommodation: -

## Stable/Workshop

This adjoins the kitchen and is on the opposite side of the water wheel and contains the workings of the water wheel. A useful workshop space with work bench with stable door to front and rear. Original horse stable stalls create separate work and storage areas. Power and light.

## FORMER DAIRY CONVERTED INTO SELF-CONTAINED LETTING

## Kitchen-Diner 15'5 x 20'0 (4.70m x 6.10m)

Timber floor. Open beams. Sink unit comprising Belfast sink with mixer tap set under beech worktop with drainer. Stairs to bedroom. Cupboard under the stairs. Windows on both sides.



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## Lounge 20'4 x 12'3 (6.20m x 3.73m)

Two radiators. Open beams. Painted exposed stone walls. Stable door to outside. Door to bathroom.

## Bedroom 10'6 x 7'3 (3.20m x 2.21m)

Maximum measurements. Open beams. Radiator. Door to:

## Bathroom

Cast-iron roll top bath. High level w.c. Radiator. Shower cubicle. Washbasin set in pine unit. Open beams.

## FIRST FLOOR

## Bedroom 10'5 x 12'9 (3.18m x 3.89m)

Limited headroom at eaves. Eaves cupboard. Open beams. Gable window. Radiator.

## OUTSIDE

## CART SHED 10'2 x 21'4 (3.10m x 6.50m)

Useful storage area with concreted floor. Open beams. Power and light.

## FORMER PIG KITCHEN USED AS FUEL STORE 14'9 x 6'0 (4.50m x 1.83m)

Fireplace. Two original cauldrons (one damaged and used for coal). Power and light.

## FORMER HEN HOUSE

Used as mower storage area. Ride-on mower included in the sale by negotiation.

## THREE PIGSTYS - NOW USED AS A STORAGE AREA

## PRIVY

With Former Earth Closet Converted for water now converted to a w.c. (with electricity). Adjacent store room with power and light.

## SERVICES

We understand that mains water and electricity are connected to the property. Private drainage. Prospective purchasers should make their own enquiries as to the suitability and adequacy of these services.

## TENURE

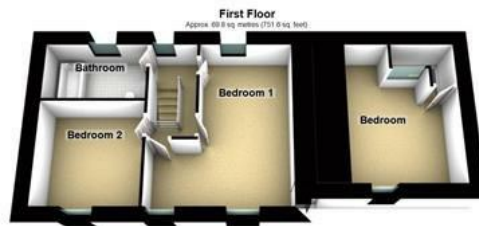
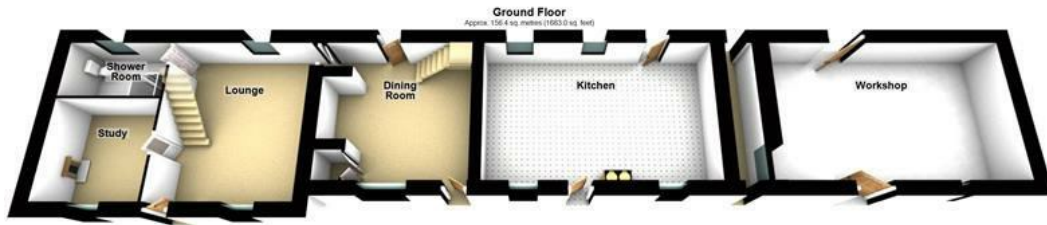
We understand that the property is freehold with vacant possession available on completion.

## NOTE

This is a Grade II listed building.



# Nant & Nant Bach , Boduan, LL53 8YE



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**Nant, Boduan, Pwllheli**

From Pwllheli proceed North West on the A497. Proceed through Efailnewydd and then pass the church and the AA box at Boduan. Pass the junction on the right (B4354) and then the entrance to Nant is on the left hand side. Drive along the track and the property is at the end of the track. O.S. Ref: SH 311-384. Sat Nav Ref: LL53 8YE. (Please note that your sat nav reference is based on the postcode which, in a rural area, can cover a large geographic area. Please follow the directional note for the latter part of your journey).



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