



DAFYDD HARDY
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COMMERCIAL
MASNACHOL

£500,000

Plas Gwynfryn, Llanystumdwy, Gwynedd LL52 0LU

As agents, it's rare for us to get too excited about a property or be surprised even, but there's always an exception – you can't see this property from the road and you wouldn't even know it existed, but when you cast your eyes on it for the first time, Plas Gwynfryn will undoubtedly bring out the romantic in you! When you first emerge from the trees situated along the first section of its private drive, your eyes will be drawn to the castellated outline of this grand former mansion - standing proud in the distance in its elevated position - Plas Gwynfryn commands exceptional views across Tremadog bay and the southern Snowdonia mountain range.



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This Grade II Listed former mansion, built around 1876 was at one time the home of MP Ellis Nanney who was narrowly and famously defeated by Lloyd George in 1880. Its intriguing history includes use as a hospital during the war, an orphanage and more latterly as a hotel until gutted by fire in 1982, from which it never really recovered. The external shell of the building survived the fire although the slated roofs were unfortunately destroyed. Since this time, the property has sadly fallen into further disrepair and is now in need of complete restoration.

Despite its current derelict condition, Plas Gwynfryn still retains many of its original features which include the grand porte-cochere on the west elevation and stone mullioned and transom windows throughout. There is the shell of a single storey parapetted billiard room on the east wing and an extensive service wing to the rear. To be sure, the silhouetted outline of the building, with its castellated and turreted elevations looks very dramatic against the sky and treeline whilst gardens encompass the property, it's easy to envisage how the generous section located to the front could be transformed into fine ornamental grounds to complement this fine building.

This is a project not for the faint of heart, but for those with vision, imagination and determination – seeing Plas Gwynfryn for the first time might just be the inspiration you're looking for! If you're contemplating a project unlike any other and can envisage its outcome, why not come and view this former mansion and let your creative juices run wild!

Location

Llanystumdwy is a small village just off the coast in an area of outstanding natural beauty on the Llyn Peninsula. The village is renowned for being the birthplace and home of the former Prime Minister Lloyd George. The nearby resort town of Criccieth with its castle perched high above the town and beaches on either side is located some 2 miles distant. Criccieth town has a range of amenities including fine eateries, a bowling green, golf course and launching facilities for boating and sailing enthusiasts. Access to the coastal towns of Pwllheli and Porthmadog is easy with the excellent road network.

Being in an elevated, very private and secluded location above the village of Llanystumdwy, Plas Gwynfryn enjoys spectacular panoramic coastal views across Cardigan Bay towards Harlech Castle and to the mountain tops of Southern Snowdonia.

Agents Note

Access to Plas Gwynfryn is restricted and viewing is strictly by appointment with the selling agents. The building is in a mainly derelict condition and we can give no assurances as to the stability and safety of areas of the structure. Accompanied prospective purchasers will be allowed access to the grounds of the property, from where a good overall assessment of the structure is possible.

The vendor has informed us that initial enquiries with the planning authority have suggested that redevelopment of the site as one or more residential dwellings, or as a commercial venture or will be looked upon favourably providing the façade of the building is not altered.

Legal Costs

Each party will be responsible for their own legal costs incurred in this transaction.

VAT

Prices, outgoings and rentals are exclusive of, but may be liable to, VAT.



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