



Plas Newydd

GLYNLLIFON, NR CAERNARFON, NORTH WALES





An impressive moated Manor
House Listed Grade II* occupying
a tranquil rural position

Accommodation in Brief

- Entrance Hall
- Dining Hall
- Kitchen with Breakfast Area
- Panelled 40' Drawing Room
- Master Bedroom with Dressing Room & Shower room
- 3 further double Bedrooms
- Family Bathroom & Shower Room
- 2 Cottages
- Domestic Outbuildings
- Garaging
- Part Walled Garden
- Lakes & River frontage
- In all about 15½ acres (6.27 ha)



Golf in the area is well provided for with courses at Harlech, Nefyn and Porthmadog. For the boating enthusiasts there is an impressive marina complex at Pwllheli and The Royal Anglesey Yacht Club on the Menai Strait at Beaumaris.

Communications

Plas Newydd is convenient for the A499 coast road running from Pwllheli to Caernarfon. Beyond Caernarfon is the A55 expressway allowing for ease of access along the North Wales coast to Chester

- Caernarfon 6 miles
- A55 Expressway 12 miles
- Bangor 15 miles
- Pwllheli 24 miles
- Beaumaris 16 miles
- Chester 72 miles

Location

Plas Newydd is situated in Coastal North Wales to the south of Caernarfon adjoining an area of outstanding natural beauty and the Snowdonia National Park. Occupying a secluded position within the walls of Glynllifon, the property occupies an idyllic setting surrounded by mature trees together with lakes and frontage to the river Llifon.

The historic castle town of Caernarfon is just 6 miles distant offering a comprehensive range of services with shops, schools, high street banks and supermarkets. On the recreational front there is extensive walking in the foothills of Snowdon, along the coast and access to numerous castles and historic houses.



connecting with the M53 and M56 motorways to Liverpool and Manchester which are both served by international airports. Caernarfon also has its own airstrip and there is a commercial service from Cardiff to Valley on Anglesey. Travel to London is available from Bangor station which is a main line station some 15 miles distant offering a direct rail service to Euston.

Description

The House

Plas Newydd is a fine moated manor house and listed Grade II* being of both historical and architectural importance. Whilst the site supported an earlier house the current property dates from 1632 and was commissioned by Thomas Glynne who had been appointed High Sheriff of Caernarfonshire in 1626. The history of the house is well documented passing from Thomas Glynne to his brother John Glynne who was Lord Chief Justice under Cromwell. The property was tenanted during the 18th century and was extensively re-modelled by Francis Wynne at the end of the 19th century before passing to the Newborough family who subsequently sold the property after the Second World War.

Plas Newydd is constructed principally of stone under steep pitched roofs with distinctive tall chimneys and mullioned windows. The Manor House is flanked by a stone Coach House and Belfry which were added towards the end of the 19th century to form a courtyard approached by a small bridge over the moat.

Internally Plas Newydd retains many original features with access to the front via stone steps to an arched door with gargoyle over accessing a stone entrance hall with strapped oak front door leading to a staircase lobby. From the lobby steps lead down to an impressive dining hall with inglenook fireplace housing a multi-fuel stove. Off the dining hall is a kitchen with breakfast area containing fitted wall and base units, electric

2-oven Aga and companion electric cooker with halogen hobs. Below the oak staircase which leads to the first floor there is believed to be a former priest hole now serving as a cloakroom.

The first floor drawing room is an impressive 40' panelled room with study recess and two fireplaces one of which bears the date 1637 with an emblem depicting a 10th century warrior.







The panelled staircase continues to the second floor landing off which is the master bedroom with dressing room and en-suite shower room. On the opposite side of the landing is an oak panelled double bedroom with sealed fireplace above which is a plaster shield bearing the initials of Thomas Glynn and the date 1632. Off the landing is a family bathroom and on the top floor 2 further double bedrooms served by a shower room and separate linen room.

The Outbuildings

The outbuildings were comprehensively remodelled in the Gothic style by Francis Wynne at the end of the 19th century and are listed Grade II*. They incorporate a pair of stone cottages and domestic outbuildings. The cottages are ideal as secondary accommodation for staff or dependent relatives but equally capable of providing a useful source of income from holiday lettings. Likewise for those wishing to work from home there is adequate space to create offices without encroaching on the cottages.

Belfry Cottage is a two storey self-contained cottage with independent central heating system. The accommodation comprises hallway, sitting room, kitchen and shower room at ground floor level and at first floor level a double bedroom accessed via stairs from the sitting room.

The Coach House is attached to Belfry Cottage overlooking the courtyard. It is also self-contained with 2 storey accommodation having the benefit of an independent central heating system. At ground floor level is a hallway connecting to a kitchen with breakfast area beyond which is a games room (23'9" x 18'1") which would readily adapt to provide an extremely spacious kitchen with living and dining area. On the first floor there is a sitting room with multi-fuel stove, master bedroom and en-suite shower room, 2 further bedrooms and family bathroom.

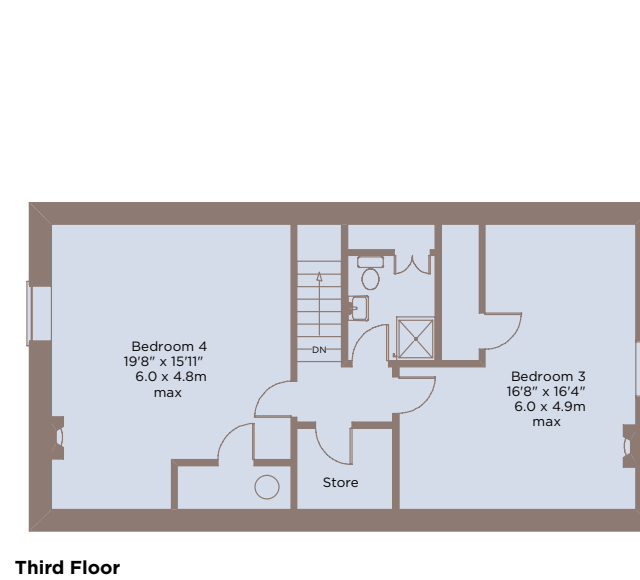
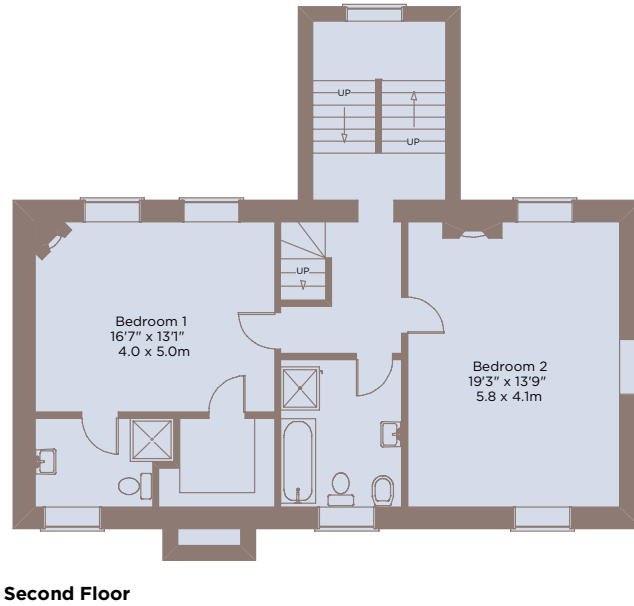
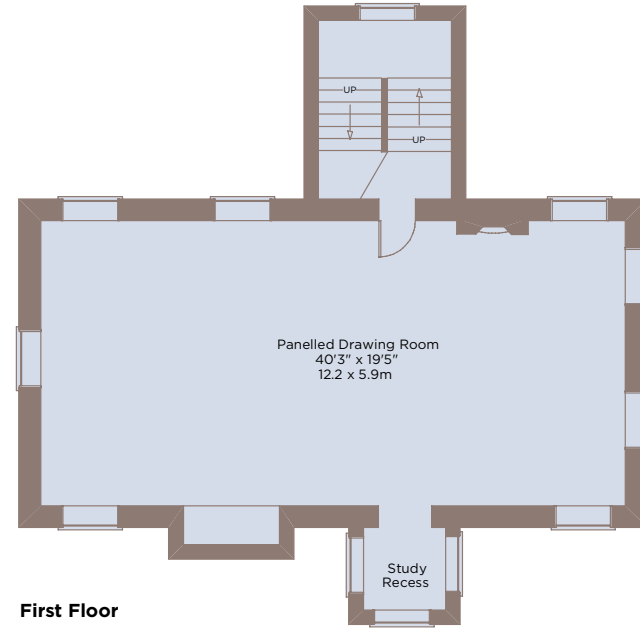
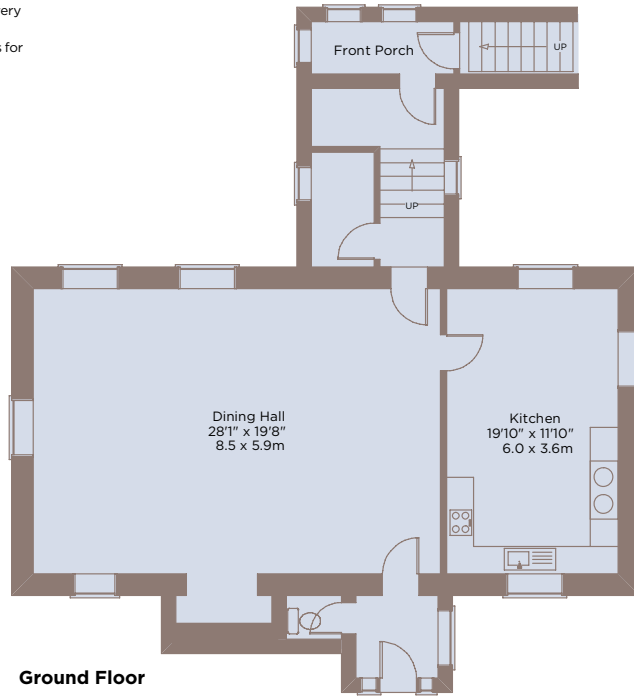
Domestic Outbuildings within the courtyard and attached to the cottages is a garage/workshop (18'10" x 12'2"). To the rear of the house is a laundry/utility room and separate store room. Whilst a planning application has not been submitted it would be possible subject to obtaining the necessary consents to extend the ground floor accommodation to incorporate these outbuildings in order to connect the house to the courtyard range.

The Gardens and Grounds

Plas Newydd is approached via a splayed stone entrance with wrought iron gates which leads onto a long private drive. The drive follows the southerly boundary against open fields before bearing left through stone gate-posts. At this point Plas Newydd can be viewed standing against mature woodland with banks of rhododendrons and in front of which are lawns to either side of the drive.



Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy, however all measurements are approximate. This floor plan is for illustrative purposes only and is not to scale.





The drive leads to a parking and turning area against the north-west front from which an attractive stone bridge crosses the moat into the courtyard. To the front of the house is a part-walled south-west facing garden accessed via a wrought iron gate bearing the Wynne family crest of a double headed eagle. Within the walled garden is a grotto and well listed Grade II* bordered by the moat.

Behind the cottages is a lawned garden and seating area and adjacent to Belfry Cottage opposite the moat is a most unusual garden incorporating pleached Irish Yew. Against the drive is a large expanse of lawn leading to a small lake incorporating an island bordered by mature trees. Beyond the immediate garden is an area of parkland suitable for grazing or mowing bordered by the River Llifion which forms the north-west boundary to Plas Newydd. The whole extends to 15 1/2 acres (6.27 ha)



General Remarks & Stipulations

Tenure: Freehold with vacant possession

Services: Mains water and electricity Private drainage and liquid propane gas

Local Authority: Gwynedd Council, Caernarfon. Tel: 01286 682 698

Council Tax: Band I £3,204.06 payable 2014/15



Fixtures Unless specifically mentioned in these particulars all contents, fixtures and fittings, garden ornaments, statues, carpets and curtains are specifically excluded from the sale. Certain items may be available by separate negotiation.

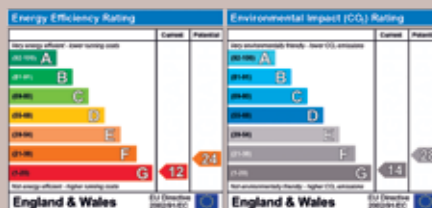
Viewing By appointment with Jackson-Stops & Staff, Tel: 01244-328361

Directions

From Caernarfon travel south on the A487 and after 3 miles take the A499 signposted Pwllheli. Continue for a further 3 miles and having passed the entrance to Glynllifon Park the splayed entrance to Plas Newydd will be seen on the left hand side with wrought iron gates. Follow the drive for 1/2 a mile passing through a further set of stone gate-posts and beyond which the drive passes in front of Plas Newydd.



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