



Tom Parry

Dolfriog Hall , Llanfrothen, Penrhyndeudraeth, LL48 6SN

£595,000

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The Hall lies within the beautiful Snowdonia National Park and the popular village of Beddgelert is approximately 3 miles distance. The surrounding area benefits from a variety of outdoor pursuits including fishing, rock climbing, canoeing, sailing, biking and with sandy beaches and Golf Courses at the nearby towns of Porthmadog and Harlech. The renowned 'italianate' village of Portmeirion is also a short drive away.

The Property is in need of extensive repair and renovation, affording ample scope for creative modernisation and refurbishment.

It provides a rare opportunity to establish a residential centre, conference centre or Country House Hotel (subject to the necessary consents).

Ref: P1169 The ACCOMMODATION comprises:- (all measurements approximate)	Bedroom 10 with built-in cupboard, radiator, rear entrance door, En-suite Dressing Room and Bathroom Dressing Room with fitted wardrobes, radiator Bathroom with panelled bath, shower cubicle, vanity unit and w.c.
Ground Floor Reception Hall with impressive carved timber fireplace incorporating narrative panels and with built-in seats to either side, dado panelling with gothic arched detail, original oak floorboards, recess shelves, radiator, oak half glazed double entrance doors	First Floor Landing with staircase leading to the second floor
Dining Room with built-in cupboard, dumb waiter, radiator	Inner Landing with built-in cupboard, radiator
Sitting room with open stone fireplace, 2 radiators	Bedroom 1 with 2 radiators (connecting door with Bedroom 2)
Study with radiator	Bedroom 2 with radiator and tall radiator
Lounge with timber surround fireplace fitted with cast iron inset and raised slate hearth, fitted bookcase and cupboards on either side of the door leading to the Hall, radiator, "French" door opening onto the slate paved patio	Bedroom 3 "L" shaped with vanity unit, radiator En-suite Shower Room with shower cubicle and w.c.
Staircase Hall with fine oak cantilevered staircase, original oak floorboards, understairs cupboard, radiator	Bedroom 4 with clothes hanging recess, vanity unit, 2 radiators En-suite Shower Room with shower cubicle and w.c.
Inner Hallway with built-in safe, side entrance door	Bedroom 5 with 2 radiators En-suite Shower Room with shower cubicle, vanity unit and w.c.
Cloakroom with w.c. and vanity unit	Second Floor Landing with fitted cupboard
Preparatory Kitchen with range of fitted base units including twin bowl stainless steel sink and drainer, work surfaces, built-in safe, radiator, turning staircase leading to the lower ground floor	Central Landing with fire escape, radiator
Lower Ground Floor Boot Room with range of built-in cupboards, "Belfast " sink, slate slab floor, rear entrance door, radiator	Bedroom 6 with radiator En-suite Shower Room with shower cubicle, pedestal wash hand basin, w.c, radiator
Inner Lobby with slate slab floor	Bathroom with triple vanity unit, twin shower cubicles, 2 toilets
Boiler Room/Drying Room with range of fitted shelves and benches, "Boulter Pathfinder" oil fired central heating boiler, hot water cylinder, slate slab floor, radiator	Bedroom 7
Kitchen/Breakfast Room with range of fitted wall and base units including twin bowl stainless steel sink unit, tall cupboards, work surfaces and tiled surrounds, Range gas cooker (Calor gas), slate slab floor, radiator	Bedroom 8
Larder off with range of fitted shelves and slate cold slabs, slate slab floor, fully tiled walls,	Bedroom 9 with vanity unit, radiator
Utility Room with range of fitted base units including twin bowl stainless steel sinks, work surfaces and tiled surrounds, plumbing for washing machine, slate slab floor, rear entrance door	Outside "Dolfriog Hall" is accessed via a shared private lane, the private drive then sweeps up through the lawns to the rear of the property. Parking for several vehicles The mature gardens and grounds extend to approximately 10 acres with mature woodland astride the River Nantmor
	Services Mains electricity Private water and drainage Oil fired central heating
	Directions: From Beddgelert take the A498 Porthmadog Road and after about 1.5 miles turn left over the bridge signposted Penrhyndeudraeth. Proceed up the hill and turn left in Nantmor, proceed for a further 1.25 miles and the entrance gates and driveway to "Dolfriog Hall"will be seen on the left hand side.





