

# Tom Parry

Dolfriog Hall , Llanfrothen, Penrhyndeudraeth, LL48 6SN £595,000

# Dolfriog Hall, Llanfrothen, Penrhyndeudraeth, LL48 6SN

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)

# **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

# Dining Room

with built-in cupboard, dumb waiter, radiator

with open stone fireplace, 2 radiators

with radiator

with timber surround fireplace fitted with cast iron inset and raised slate hearth, fitted bookcase and cubpoards on either side of the door leading to the Hall, radiator, "French" door opening onto the slate paved patio

with fine oak cantilevered staircase, original oak floorboards, understairs cupboard, radiator

# Inner Hallway

with built-in safe, side entrance door

with w.c. and vanity unit

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

# **Lower Ground Foor**

with range of built-in cupboards, "Belfast" sink, slate slab floor, rear entrance door, radiator

Inner Lobby with slate slab floor

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

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

with range of fitted shelves and slate cold slabs, slate slab floor, fully tiled walls,

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

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.

# First Floor

with staircase leading to the second floor

Inner Landing with built-in cupboard, radiator

# Bedroom 1

with 2 radiators (connecting door with Bedroom 2)

# Bedroom 2

with radiator and tall radiator

# Bedroom 3 "L" shaped

with vanity unit, radiator En-suite Shower Room with shower cubicle and

# Bedroom 4

with clothes hanging recess, vanity unit, 2 radiators En-suite Shower Room with shower cubicle and w.c.

with 2 radiators En-suite Shower Room with shower cubicle, vanity unit

# Second Floor

Landing with fitted cupboard

Central Landing with fire escape, radiator

with radiator En-suite Shower Room with shower cubicle, pedestal wash hand basin, w.c, radiator

with triple vanity unit, twin shower cubicles, 2 toilets

# Bedroom 7

## **Bedroom 8**

with vanity unit, radiator

"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

From Beddgelert take the A498 Porthmadog Road and after about 1.5 miles turn left over the bridge signeposted 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.

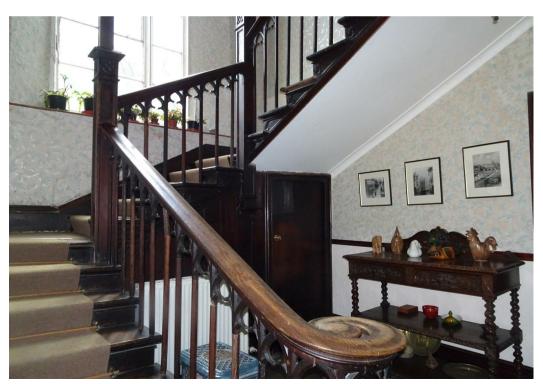












Map data @2019

Lower Ground Floor







First Floor





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