



Set in a truly stunning coastal location, 'The Cottage' is a deceptively spacious two bedroom barn conversion which offers contemporary living accommodation, whilst retaining many character features. The holiday cottage offers excellent rental income and is situated close to the likes of Abersoch & Nefyn Golf course.

The lounge features a new log-burning fire and patio door out to the central courtyard, from which you can enjoy spectacular sea views. There is a modern fully equipped kitchen, dining room and bathroom. The two double bedrooms (one of which is located on the ground floor) both benefit from having en suite shower rooms.

DESCRIPTION

Positioned around a central courtyard, 'The Cottage' offers both spacious and versatile living accommodation. The property comprises, an entrance hallway, modern bathroom with underfloor heating, good sized dining room which opens into a fully fitted kitchen with integrated appliances. The lounge has a feature stone wall, log burning stove and french doors opening to the garden. There are two double bedrooms with en-suite shower rooms which both feature under floor heating (one of which is conveniently located on the ground floor)

As an owner at Natures Point, you have access to an on-site General Manager, to assist you and oversee all property maintenance, guest arrivals and more.

As well as on-site property management, Natural Land's sister company; Together Travel, offers an expert booking service to ensure the best possible return from your new holiday home.

ENTRANCE HALLWAY

Entered via a solid timber door into a spacious hallway, with wooden flooring, feature beamed ceiling and a radiator. With a door to the bathroom and opening to the dining room.

BATHROOM

A stunning bathroom which has been fitted with a white suite comprising, a low level wc, pedestal wash and basin and bath with tiled panel. Having a feature ceiling beam, tiled floor with under floor heating, part tiled walls, roof window and heated towel radiator/rail.

DINING ROOM

A good sized open plan space with a double glazed window, space for a large dining table, solid timber flooring and a



radiator. Opening to the kitchen and living room.

KITCHEN

The kitchen is fitted with a range of high gloss wall, base and draw units with complimentary wood effect work surfaces over. Integrated electric oven and grill, five ring gas hob with stainless steel splash-back and extractor over. Integrated fridge, freezer and dishwasher and an inset stainless steel sink unit. With solid wooden flooring, rear aspect window and door opening to the courtyard.

LIVING ROOM

Having french door which open out to the court yard, a beautiful feature stone wall, log burning stove, recessed spot lights, wooden flooring, radiator and a staircase rising to the first floor.

BEDROOM ONE

Situated on the ground floor the double bedroom offers versatility, with a side aspect window, wood effect flooring, storage cupboard and a radiator.

EN SUITE WET ROOM

A modern ground floor wet room which allows easy access. There is a walk in shower with glazed screen, a low level wc and wash hand basin with





vanity unit. Having a side aspect window, tiled walls and tile floor with under floor heating along with a heated towel rail/radiator.

BEDROOM TWO

A second double bedroom with side aspect window, feature ceiling beam, wood effect flooring and a radiator.

EN SUITE SHOWER ROOM

With a walk in shower area with glazed screen, a low level wc and pedestal wash hand basin. Having tiled flooring with under floor heating, part tiled walls, a feature ceiling beam and heated towel rail/radiator.



OUTSIDE

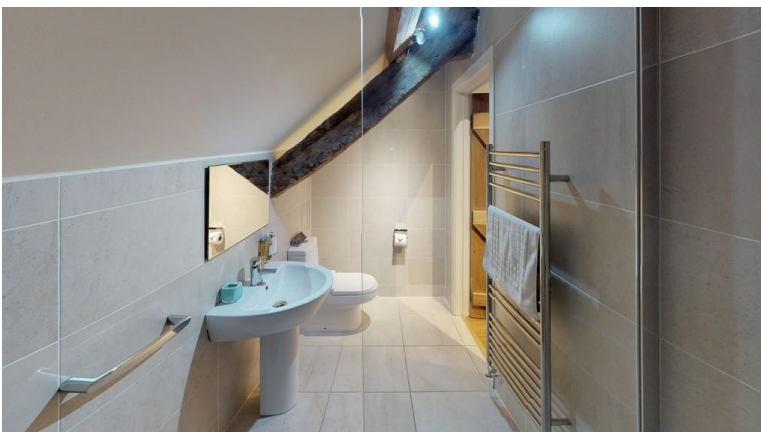
The property is set within a 15-acre site and offers a large central courtyard, open green, rugged hills and access to the beach.

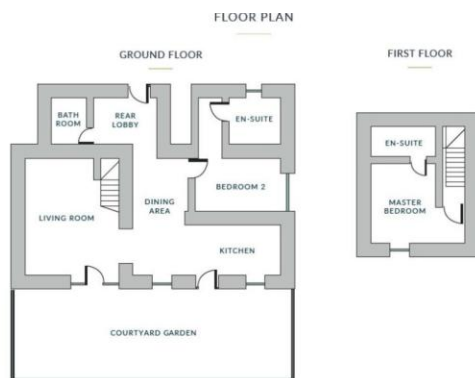
ADDITIONAL INFORMATION

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999 Year Lease





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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements