

Pen Y Maes, Rhosfawr, Pwllheli, Gwynedd LL53 6YA • £299,000
If charm and character are what you crave then Pen Y Maes will have you drooling!

- Charming Traditional Cottage & Barn Conversion
- Set In A Tranquil Countryside Location
- Delightful Gardens & 2 Paddocks (Approx. 1.5 Acres)
- Both Dwellings Offer a Wealth Of Charm & Character
- 3 Bedrooms Apiece (2 Being Croftlofts)
- Ample Private Parking
- Outbuilding With Old Pigsty's
- An Opportunity To Let 1 Of The Dwellings
- Convenient For Travel To Pwllheli
- Viewing Is Highly Recommended & Essential



These particulars do not constitute or form part of an offer or contract nor may they be regarded as representations. All interested parties must themselves verify their accuracy. All measures are approximate

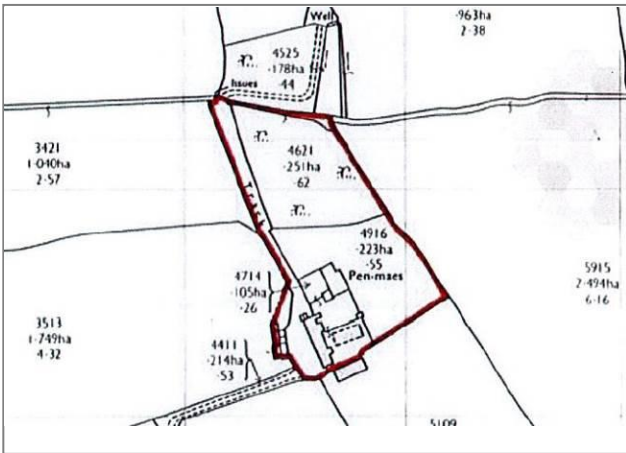
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Pen Maes, Rhosfawr, Pwllheli, Gwynedd, North Wales LL53 6YA

Description: Pen Y Maes is a wonderful traditional stone built (and no doubt historic) Detached Cottage of immense charm and character, situated in a delightful country setting with the added benefit of a Converted Barn, outbuilding, splendid gardens and 2 paddocks which amount to approximately 1½ acres in total. Despite the peaceful rural setting, Pen Y Maes is not too far off the beaten track, with the main A499 just minutes away and the bustling market town of Pwllheli just 5 miles distant. The charm oozes out of every nook and cranny with an immense inglenook fireplace, slate flagged floor, beamed ceilings, panelled walls and thick walls with deep window sills. The charm continues in the kitchen where you will find a solid fuel 'Rayburn' range in a fetching shade of pastel blue and slate work surfaces - again, character is the order of the day! The main bedroom to the first floor is both roomy and has an exposed 'A' frame midway along with a dressing area beyond. The bathroom features a freestanding enamelled rolled edge bath and Belfast sink, where you will also notice the anomalies of the walls adding to the character. As for the converted barn, which has planning consent for a Granny Annex has been sympathetically converted with all the necessary character features left intact yet modernised to provide functional accommodation. The kitchen and bathroom are very contemporary yet do not detract from the charm of the dwelling. The staircase leading to the crog loft will really catch the eye too! The accommodation to the cottage briefly affords: Living Room, Kitchen, Sitting Room, Bathroom, Hall, Bedroom, Study with steps up to Crog Loft and a further flight of stairs leading to a further Bedroom. The accommodation to the converted barn comprises: Living Room, Dining Kitchen, Hall, 2 Bedrooms, Bathroom and an open tread staircase leading to a Crog Loft. This is an utterly delightful residence with much scope to adapt for a large family.



Location

The property is positioned in a rural location to the east of the rural hamlet of Rhosfawr just minutes from the local amenities available at Y Ffor (Four Crosses) and the main A499 thoroughfare, with the main shopping town of Pwllheli some 5 miles distant. Pwllheli is situated on the beautiful south coast of the Llyn Peninsula, well known for its extensive marina and sailing facilities, providing access to some of the best sailing waters in the UK around Cardigan Bay and Anglesey. This market town is surrounded by fantastic scenery, beaches and rugged coastline with the Snowdonia mountains providing a dramatic backdrop. Within the town you'll find a number of independent retail shops, quaint narrow streets, supermarkets and a regular open air market. There is the convenience of a good network of roads that lead to seaside towns of Criccieth and Porthmadog as well as rail and bus links. Pwllheli also has schools, leisure facilities, plenty of restaurants and a golf course to enjoy. The area is so picturesque offering some of the best beaches and coastline anywhere in the UK.

Property Features

PEN Y MAES COTTAGE

Living Room: 21' 5" x 15' 11" (6.55m x 4.87m) max dimensions

Kitchen: 11' 11" x 12' 10" (3.65m x 3.93m)

Sitting Room: 9' 8" x 11' 2" (2.96m x 3.42m)

Bathroom: 5' 9" x 16' 0" (1.77m x 4.89m)

Inner Hall

Bedroom 2: 10' 5" x 11' 1" (3.20m x 3.40m)

Study: 6' 0" x 8' 3" (1.84m x 2.53m)

Steps Up To

Crog Loft: 10' 7" x 10' 5" (3.24m x 3.18m)

Stairs To:

Bedroom 1: 14' 0" x 16' 0" (4.27m x 4.88m)

CONVERTED BARN

Dining Kitchen: 15' 0" x 16' 9" (4.59m x 5.12m)

Living Room: 20' 9" max x 12' 0" (6.33m max x 3.67m)

Bedroom 2: 15' 8" x 9' 2" (4.79m x 2.81m)

Hall

Bedroom 1: 12' 8" x 10' 0" (3.88m x 3.07m)

Bathroom: 8' 0" x 5' 3" (2.46m x 1.61m)

Stairs To

Crog Loft: 16' 0" x 9' 6" (4.89m x 2.91m)

Outside: Pen Y Maes sits in delightful landscaped gardens along with two separate paddocks, ample parking, a useful outbuilding and former pigsties amounting to approximately 1½ acres in total. The farm track leading to the property passes through arable grazing land for roughly ¼ of a mile until you reach the dwellings, with the houses on the right and the outbuilding on your left. The formal gardens are laid to lawn and are home to a wide variety of flowering plants, shrubs and fruit trees. A wide gated entrance way leads to the main paddock at the rear whilst just beyond lies the main garden which is well stocked with a wide variety of ornamental shrubs and plants. Adjoining this garden is the second paddock, which has a separate access further down the farm track. Behind the converted barn is a spacious gravelled parking area which is sufficient for several vehicles. Across the track, adjacent to the outbuilding (which would make an ideal studio) is a raised lawn and seating area (with three mature beech trees) with rural views over the countryside hills in the distance.

Garage/Store: 15' 1" x 7' 4" (4.62m x 2.24m)

Directions: From Caernarfon, follow the A487 and then the A499 in the direction of Pwllheli. On reaching Y Ffor (Four Crosses), at the crossroads turn right onto the B4354 and head towards Rhos-fawr. Proceed through Rhosfawr and continue until you see a pine wood. Approximately ¾ of the way past the wood there is a small track visible on the right hand side. Follow this track through the felled wood and continue for approximately a ½ of a mile, whereupon you will see both the properties on the right hand side.

Services: We are informed by the seller this property benefits from Mains Water and Electricity. Private Drainage.

Heating: Solid Fuel Central Heating. The agent has tested no services, appliances or central heating system (if any).

Tenure: We have been informed the tenure is Freehold with vacant possession upon completion of sale. Vendor's solicitors should confirm title.

Last update: 10th February 2014

Viewing by Appointment: Tel: 01286 677774
Email: caernarfon@dafyddhardy.co.uk

Agents Notes: Please note the current EPC is now 5 years old. There have been some changes made to the property since that date including the removal of the heating system.

Energy Performance Certificate

Pen y Maes, Y Ffor, PWLLHELI, LL53 6YA

Dwelling type: Detached house
Date of assessment: 02 December 2008
Date of certificate: 02 December 2008
Reference number: 9057-2852-8924-0108-2755
Total floor area: 133 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
A	A	13	19
B	B	14	19
C	C	14	19
D	D	14	19
E	E	14	19
F	F	14	19
G	G	14	19

Estimated energy use, carbon dioxide (CO ₂) emissions and fuel costs of this home		
	Current	Potential
Energy use	688 kWh/m ² per year	609 kWh/m ² per year
Carbon dioxide emissions	16 tonnes per year	14 tonnes per year
Lighting	£105 per year	£90 per year
Heating	£1,702 per year	£1,567 per year
Hot water	£344 per year	£344 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

The address and energy rating of the dwelling in this EPC may be given to EST to provide information on financial help for improving its energy performance.

For advice on how to take action and to find out about offers available to make your home more energy efficient, call 0800 512 012 or visit www.energysavingtrust.org.uk/myhome

Energy Performance Certificate

The Barn, Pen y Maes, Y Ffor, PWLLHELI, LL53 6YA

Dwelling type: Detached house
Date of assessment: 02 December 2008
Date of certificate: 03 December 2008
Reference number: 8997-4125-5520-5008-9283
Total floor area: 110 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
A	A	8	10
B	B	8	10
C	C	8	10
D	D	8	10
E	E	8	10
F	F	8	10
G	G	8	10

Estimated energy use, carbon dioxide (CO ₂) emissions and fuel costs of this home		
	Current	Potential
Energy use	850 kWh/m ² per year	795 kWh/m ² per year
Carbon dioxide emissions	16 tonnes per year	15 tonnes per year
Lighting	£98 per year	£49 per year
Heating	£1,958 per year	£1,844 per year
Hot water	£226 per year	£226 per year

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