

BOB PARRY

CWRT ISAF, CWM PENNANT
ASKING PRICE £525,000
REFERENCE: 23071



- DETACHED FARMHOUSE
- 3 BEDROOMS
- ANNEXE

- WELL PRESENTED
- VIEWING IS ESSENTIAL
- SUPERB VIEWS

DIRECTIONS

From our Porthmadog office head towards Caernarfon on the A487 for approximately 5 miles. Turn right at the bottom of the long hill signposted for Cwm Pennant. Continue along the road for approximately 2 miles. Turn right at Pennant Chapel and go up past the red phone box. Continue for approximately 2.2 miles. The house is at the very end of the track. Google map coordinates are <https://google/maps/SY8F1MoQAjg6ckcV7>

Description/Location

A RURAL RETREAT LIKE NO OTHER! Occupying a position in the foothills of Moel Hebog in the beautiful Snowdonia National Park, Cwrt Isaf must be viewed to be fully appreciated. The property is a detached stone built farmhouse offering spacious living accommodation. It is well presented throughout and retains much charm and character. There is a large kitchen/diner, cloakroom, lounge, 3 bedrooms and a bathroom. There is also a self contained one bedroom annexe. Set in approximately 1.11 acres of gardens and grounds. There are a range of outbuildings offering storage or potential to be converted into holiday units (subject to the necessary planning consent).

Character features include exposed stone walls and wooden beams. There is Upvc double glazing to all mains area and LPG gas fired central heating. The property is surrounded by fine countryside and mountain views and is approximately four miles from the A487.

Accommodation

(Measurements are approximate)

Main House

Kitchen/Diner 4.83m x 4.82m (15'10" x 15'10")

A traditional farmhouse style kitchen consisting wooden units with matching granite worksurfaces. Belfast sink with mixer tap. Tiled floor. Feature fireplace with slate lintel. Exposed beams. Cupboard housing Glowworm combi boiler. Water filtration system. Radiator.

Cloakroom

Low level wc. Wash hand basin.

Lounge 5.64m x 3.76m (18'6" x 12'4")

Radiators. Feature beam and feature inglenook fireplace with open fire. Oak flooring. Stairs to first floor/landing. Understairs storage cupboard. Storage cupboard. Door leading to outside.

First floor landing

Radiators. Exposed beams. Large storage cupboard.

Bedroom One 3.22m x 6.00m (10'7" x 19'8")

Radiator. Exposed beams.

Bathroom

Low level wc. Wash hand basin. Feature freestanding bath. Separate shower cubicle. Heated towel rail and radiator. Tiled floor. Tiled walls.

Bedroom Two 2.56m x 3.58m (8'5" x 11'9")

Radiator.

Bedroom Three 2.54m x 4.94m (8'4" x 16'2")

Radiator. Feature Victorian fireplace. Loft access hatch.

Annexe

Kitchen/Lounge/Diner 5.46m x 5.16m (17'11" x 16'11")

A range of wall and base units with matching worksurfaces. Cooker point with overhead extractor hood. Ceramic sink unit with mixer tap. Stairs to first floor landing. Understairs storage cupboard. Exposed beams. Oak wooden flooring. Radiator. Electric heater. Thermostatic control on wall.

First floor landing

Radiator.

Bedroom One 3.39m x 5.90m (11'1" x 19'4")

Radiator. Cupboard housing Glow worm combi boiler. Loft access hatch.

Bathroom

Low level wc. Wash hand basin. Bath with overhead shower. Radiator. Tiled splash back tiled walls. Tiled floor. Radiator and towel rail.

Outside

There are a range of outbuildings. Approximately 1.11 Acres of gardens/grounds.

Storage Unit 6.47m x 5.22m (21'3" x 17'2")

Accessed via external steps.

Garage/Workshop 4.74m x 6.44m (15'7" x 21'2")

Power, lighting and pit.

Old Stable 6.50m x 5.13m (21'4" x 16'10")

Storage Room 4.53m x 2.92m (14'10" x 9'7")

Pig Sty



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	80

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	90

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