

Tudor

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Picton Castle Troed Yr Allt, Pwllheli, LL53 5ED

£310,000

- Impressive Castellated Folly
- Spectacular Town & Sea Views
- Delightful Gardens & Grounds, Off Road Parking
- Elevated Position
- Convenient for High Street
- 2 Receptions & 2 Bedrooms



Picton Castle Troed Yr Allt, Pwllheli, LL53 5ED

This impressive castellated folly occupies an elevated position on the outskirts of town, at the end of a cul-de-sac leading to a footpath.

Picton Castle's first known date is 1810, but could possibly be older. There are many written references of its interesting occupants, and a detailed history of the property has been made by the present owners.

The stained glass window is of particular note and a special feature.

Truly spectacular views are enjoyed over the town towards the harbour, marina and Cardigan Bay with the mountains of Mid Wales beyond.

Llanbedrog headland and St Tudwal's Islands can be seen in the distance.

Pwllheli is a thriving market town and seaside resort situated on the south side of the glorious Llyn Peninsula and boasts excellent amenities including leisure centre, golf course and marina.

The accommodation is on two floors and briefly comprises of the following:-

Hall. Lounge. Dining room. Kitchen. Two Bedrooms, Study and Bathroom.

Landscaped Terraced Gardens and Grounds all with views. Off road parking. Paved front patio taking full advantage of spectacular views. Outside toilet. Summer house, greenhouse and shelters all included.

<https://www.countryliving.com/uk/homes-interiors/property/a35505256/castellated-folly-for-sale-wales-picton-castle/>

<https://metro.co.uk/2021/02/13/castellated-house-built-in-1810-up-for-grabs-for-310000-14075889/>

GROUND FLOOR

Hall

Stairs to first floor. Tiled floor.

Lounge 11'6 x 11'10 (3.51m x 3.61m)

Exposed stone fireplace with multi fuel stove. Radiator set in surround with wall panelling. Timber floor.

Dining Room 10'3 x 11'10 (3.12m x 3.61m)

Victorian style fireplace (the flue has been lined for a gas fire). Under stairs store cupboard with integral vacuum cleaner. Timber panelled walls providing a period feature to the room. Four wall lights. Door to: -

Kitchen 11'4 x 12'10 (3.45m x 3.91m)

Attractive kitchen units with Corian worktops and integral sink, ironing board and table. Range cooker. Half size dishwasher. Radiator. Beams. Timber floor. Feature island unit with granite effect worktop. Door to: -

Utility Room

Plumbing for washing machine. Outside door.

Rear Porch

Outside door.

FIRST FLOOR

Landing

A most impressive stained glass window depicting St Peter. Integral vacuum cleaner inlet point.

Bedroom 1 10'6 x 11'11 (3.20m x 3.63m)

Built in headboard and built in wardrobe incorporating bedside cabinet. Radiator. Views over the town and the sea in the distance.

Bedroom 2 10'7 x 9'2 (3.23m x 2.79m)

(Plus recess 3ft 5 x 4ft 2). Radiator. Views.



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Study 6'7 x 6'10 (2.01m x 2.08m)

Radiator. Velux roof light. This could be used a third bedroom guest room.

Bathroom 11'10 x 8'11 (3.61m x 2.72m)

Views over the town with the sea in the distance. Low level WC. Vanity washbasin. Shower cubicle. Roll top bath. Radiator/towel rail heater. Large store cupboard with combi boiler for central heating and hot water.

OUTSIDE

Parking area to the side of the property. Paved patio at the front of the house with large slate slabs enjoying views. Path leading to the terraced gardens with private seating areas. Workshop, greenhouse and potting shed. Vegetable garden.

Attractive sitting areas with viewing platforms to take full advantage of the spectacular views. Water feature with fish pond. All garden sheds and stores included. Covered yard area containing integral vacuum outlet.

SUMMER HOUSE

Double glazed with spectacular views.

OUTSIDE TOILET

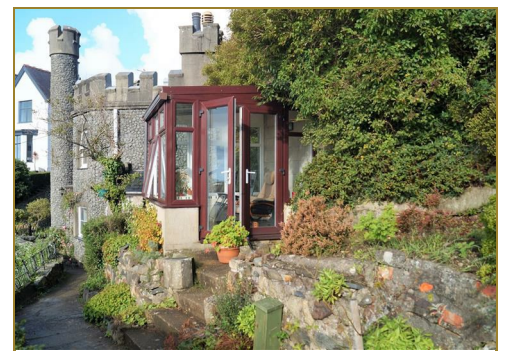
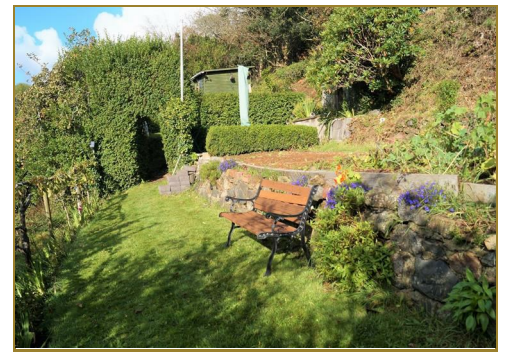
Washbasin. Low level w.c.

SERVICES

We understand that mains water, gas, electricity and drainage are connected to the property. Prospective purchasers should make their own enquiries as to the suitability and adequacy of these services.

TENURE

We understand that the property is freehold with vacant possession available on completion.



From this office, walk up Stryd Moch, turn right in front of Salem Chapel, pass St Peter's Church and turn left up the small hill just before the junction with Kingshead Street. Picton Castle can be seen impressively ahead of you on the right. OS Reference SH 374-353. Sat Nav Reference: - LL53 5ED.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Percent	Current	Percent
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(91-97) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E	51	(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



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