



JONES PECKOVER

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The Former Rectory, , Llwyngwril, LL37 2JB

- Stunning Coastal Location
- Spacious Family Accommodation
- Large Gardens and Orchard
- Views over Mountains and Coast
- Characterful Period Property
- 5 Bedrooms
- Range of Outbuildings and Parking
- No Forward Chain - Viewing Recommended

The Former Rectory, Llwyngwrl, stands in a commanding and elevated position centrally within the village with excellent access to the beach and offering stunning coastal views from the garden to include Snowdonia and the Llyn Peninsula.

Accessed via a private drive directly off the council maintained highway the property comprises of a fine double fronted stone/brick built property all under a slate roof, constructed in 1913. The property is a fantastic example of its era and retains all original features to include fireplaces in all principle rooms, large bay windows and a particularly attractive entrance hall with galleried stairs rising to the first floor accommodation.

The property is furthermore complemented by a substantial range of outbuildings comprising of a garage, workshop, store and outside WC.

The Former Rectory lies centrally within its plot providing extensive gardens to both front and rear, the majority of which has been carefully landscaped and planted to provide very mature and attractive gardens. To the right hand side of the property lies a beautiful and mature orchard containing a number of specimen fruit trees whilst to the rear a seating area provides a perfect view of the property with the coast in full view. The entire plot is bound by an attractive stone wall maintaining significant privacy from adjoining dwellings.

In all, an exceptionally well positioned property commanding stunning views. This coupled with a sizeable residence, the property would make an exceptionally comfortable family home which lies only a stones throw from the North Wales coast and Snowdonia National Park.

Viewing is highly recommended.

SITUATION

The Former Rectory is situated centrally within the popular village of Llwyngwrl, which lies approximately 11 miles North East of the popular market town of Dolgellau. The market town of Machynlleth is also within easy reach being approximately 15 miles distant to the South East. This area has become exceptionally popular as a tourist destination due to the beautiful pebbled beaches of Cardigan Bay. The popular destination of Barmouth lies only a stones throw over the Afon Madoch to the North and of course the picturesque town of Towyn to the South.

Llwyngwrl itself benefits from basic village amenities to include a church and village shop and public house. The village also benefits from a train station with links to Newtown.

Excellent access to the A470 provides perfect commuting in both a North and Southerly direction.

DIRECTIONS

From Dolgellau leave the A470 roundabout leading onto the A493 continuing through the hamlets of Penmaenpwl and Arthog. On passing Fairbourne the A493 follows the coast closely before dropping into the village of Llwyngwrl. Continue into the village and upon passing the right hand turn for Fordd Celynin the property can be found on the left hand side. Please look out for the agents board.

ACCOMMODATION

Comprising of:

LARGE STORM PORCH

Large storm porch with space for storage/seating leading to half glazed half timber front door.

ENTRANCE HALL

Granite tile floor with access to the main hall via half glazed timber door and access to cloak room.

CLOAKROOM

5'11" x 3'7" (1.821 x 1.105)

Continuation of granite flooring, pedestal wash hand basin, coat hooks, UPVC window to front elevation, single panel radiator.

SEPARATE WC

5'11" x 3'4" (1.819 x 1.038)

Separate low flush WC, UPVC window to front elevation.

MAIN RECEPTION HALL

21'1" max x 18'4" max (6.447 max x 5.594 max)

Parquet flooring, period tiled fireplace with open grate, access to all principle rooms, stairs rising to the first floor accommodation. Double glazed window to front and rear elevation, single panel radiator.

MAIN SITTING ROOM

21'1" x 14'3" (6.437 x 4.346)

Large UPVC bay window to front elevation, beamed ceiling, open fireplace with hearth seats, UPVC window to side elevation and two double panelled radiators.

DINNING ROOM

14'10" x 15'10" (4.534 x 4.83)

Carpeted, heavily beamed ceiling, UPVC window to side elevation, open fireplace with tile hearth, double panelled radiator.

SECOND SITTING ROOM

20'5" x 15'2" (6.227 x 4.634)

Large Bay UPVC window to front elevation with window seats, beamed ceiling, open fire palce and two double panelled radiators.

REAR HALL/UTILITY

6'0" x 7'0" (1.836 x 2.138)

Granite tile flooring, large built in pantry cupboard, UPVC window to rear elevation.

KITCHEN

15'3" x 13'2" (4.666 x 4.026)

Granite/slate tile flooring, range of base and eye level units with inset Rangemaster with extractor hood over, plumbing for washing machine and single stainless steel sink drainer. Original timber mantle over flue, large picture window to side elevation, original service bell system.

UTILITY ROOM

11'10" x 9'1" (3.623 x 2.771)

Continuation of granite tile flooring, base and eye level units with surfaces over, UPVC window to side and rear elevation. Door to rear of the property.



ORIGINAL LARDER/BOILER ROOM

8'1" x 4'1" (2.465 x 1.252)

Containing original slate slab shelving previously used as cold store, now containing central heating boiler and electric meter.

Impressive timber staircase rising to the first floor with large picture window to rear garden.

LANDING

Giving access to all rooms, single panel radiator.

MASTER BEDROOM

16'4",2109'6" x 14'2" (5,643 x 4.342)

With adjoining door to the shower room, timber mantle, large storage cupboard/wardrobe, UPVC window to front and side elevation, double panelled radiator.

SHOWER ROOM

11'8" x 8'9" (3.579 x 2.688)

Cast fireplace, shower cubicle with electric shower, low flush WC, bidet, wash hand basin, single panel radiator, UPVC window to rear elevation. Doors to Master Bedroom and to landing.

BEDROOM 2

18'7" x 15'2" (5.685 x 4.647)

Fire surround, large built in wardrobe, UPVC window to front and side elevation, double panelled radiator.

BEDROOM 3

14'1" x 15'4" (4.318 x 4.687)

Fireplace with timber mantle, storage cupboards, UPVC window to rear elevation.

BEDROOM 4

15'2" x 10'4" (4.630 x 3.162)

Cast iron open fire place, built in wardrobe, UPVC window to rear elevation, single panel radiator

BEDROOM 5

11'1" x 11'4" (3.401 x 3.458)

Cast fire place, UPVC window to side elevation, single panel radiator

BATHROOM

8'7" x 9'4" (2.638 x 2.858)

Original linen cupboards, bath with electric shower over, tile splash backs, UPVC window to front elevation.

SEPARATE WC

6'0" x 3'4" (1.848 x 1.040)

Low flush WC and pedestal wash hand basin, UPVC window to rear elevation.

OUTBUILDINGS

The outbuildings have been constructed in a similar manner to the house being built of brick with render, all under aslate roof. The outbuildings comprise of a garage with up and over door, general store, coal shed and outside WC. There is also a covered log store incorporated within the buildings.

GARDENS AND GROUNDS

The property has extensive gardens to both front and rear, the majority of which has been carefully landscaped and planted to provide a very mature and attractive gardens. To the right hand side of the property lies a beautiful and mature orchard containing a number of specimen fruit trees whilst to the rear a seating area provides a perfect view of the property with the coast in full view. The entire plot is bound by an attractive stone wall maintaining significant privacy from adjoining dwellings.

MONEY LAUNDERING (D)

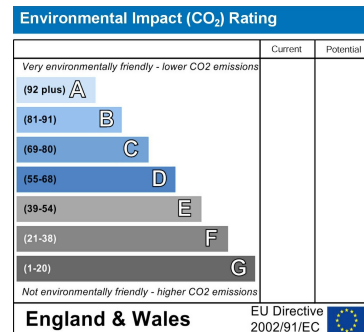
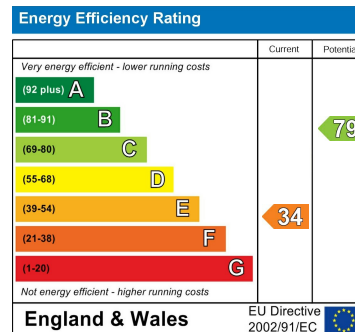
The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photographic Driving Licence and a recent Utility Bill.

MISREPRESENTATION ACT (D)

Messrs Jones Peckover for themselves and for the vendors or lessors of this property whose agents they are give notice that:- 1. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment or Messrs Jones Peckover has the authority to make or give any representation or warranty whatever in relation to this property.

NB

In accordance with our client's charitable status (Registered Charity Number 1142813) the property may remain on the open market until exchange of contracts. Our client reserves the right to consider any offer which is forthcoming, after the acceptance of an offer. The property will be sold subject to our client's standard covenants, further details of which are available upon request.





Total area: approx. 272.5 sq. metres (2933.4 sq. feet)
This floor plan is for illustrative purposes only and may not be representative of the property. The measurements are approximate and are for illustrative purposes only.
Plan produced using PlanUp.

The Rectory, Llwyngwril

