



**Plas Penyglannau , Gellilydan, LL41 4EY**

**£665,000**

Plas Penyglannau is a stunning and secluded country residence, built with both traditional stone and slate in keeping with the construction methods of the period. The property is situated close to the lovely village of Gellilydan which is set within Eryri National Park (Snowdonia) and just a short stroll from 'Y Bryn' Arms and has open countryside with public footpaths leading towards Trawsfynydd Lake close by.

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The property has been tastefully modernised and refurbished by the current owners and it still retains a wealth of original features, with modern additions such as the bright and airy sitting room with part vaulted ceiling and mezzanine, oil fired underfloor heating and hardwood timber double glazed sash windows.

The property, built in the 1800's, previously formed part of the Oakley Estate and was the original Estate Managers House and retains the original one acre walled garden, which was the original vegetable garden for the Tan Y Bwlch Estate. This offers any buyer the exciting opportunity to further enhance the property by adding additional accommodation, subject to necessary permissions and benefits from its own independent access. The whole grounds extend to approximately three acres in total.

The accommodation comprises of an entrance door to a snug combined with entrance hallway with access to the useful cellar which could be converted for further accommodation, spacious and sociable dining room / kitchen, with oil fired AGA. A modern extension to the rear of the property accommodates a sitting room with vaulted ceiling and glass wall with views and access to the rear garden. From the dining room leads to a sun room with large picture window and access to the front driveway a utility area with plenty of storage, leading to the home office/gym area with large picture window overlooking the rear garden.

To the first floor are three equal size double bedrooms with access to the family bathroom, along with the mezzanine overlooking the sitting room with views towards open countryside, offering the perfect place to relax.

The second floor accommodates a further double bedroom and the master suite, with dressing area, fine views towards Llan Ffestiniog and the mountains beyond with access to its own en-suite bathroom.

Externally, the property is approached via a sweeping gravelled driveway with central island and plenty of parking, lawned gardens to the front and further driveway lead to the side of the property with a range of outbuildings which could be converted subject to

necessary consents.

To the rear of the property there is a landscaped garden which accommodates a sunken hot tub, sauna room and composite decking offering a variety of seating areas to enjoy al fresco dining.

Plas Penyglannau lends itself to a beautiful family home, or could be utilised as a B&B with its versatile accommodation, superb location and outside space. Early viewing is a must to appreciate everything that it has to offer.

Council Tax Band: F - £2,720.29

Tenure: Freehold

Entrance Hall/Snug ~ 3.02m x 5.06m ~ Door to the front, window to the front, stone chimney breast and multifuel stove inset with a slate hearth, radiator and tower radiator, laminate flooring. Door down to the cellar, stairs to the first floor.

Cellar ~ 3.08m x 4.77m ~ with slate steps, window to the side, and a fireplace.

From entrance hall/snug into:-

Kitchen/Dining Room ~ 6.71m x 8.16m ~ Dining area – has a window to the front with a window seat, period cast iron fireplace with a slate hearth, laminate flooring.

Kitchen - Window to the side, a full range of wall and base units, with a granite effect worktop, to include a dishwasher, space for a fridge freezer, combi microwave oven, oil fired AGA, Belfast sink, tiled splash back, central island, tiled flooring.

Sitting Room ~ 4.73m x 7.16m ~ Window to the side, PVCu French doors with large glass window above, brick fireplace with a tiled hearth and a multi fuel stove inset, two radiators, part vaulted ceiling with a mezzanine above, laminate flooring.

Inner Hallway ~ 0.86m x 2.26m ~ Door to the utility room, radiator, tiled flooring. Opening into:-

Sun Room ~ 3.44m x 2.72m ~ Large picture window to the side, door to the front, radiator, tiled flooring.

Store Room ~ 2.35m x 1.63m ~ Five fitted cupboards, tiled flooring.

Utility Space ~ 3.76m x 2.35m ~ Fitted with wall and base units under a granite effect worktop, stainless steel sink and drainer, tiled splash-back, plumbing for two washing machines, a tumble dryer, larder cupboards one of which houses the central heating boiler, tiled flooring.

Cloakroom ~ 1.63m x 0.82m ~ High level WC, wash basin, tiled floor.

Study ~ 3.63m x 3.65m ~ Large picture window with

views into the rear garden, door to the side, radiator, tiled floor.

#### FIRST FLOOR:

Landing ~ 3.02m x 1.69m ~ Window to the front, radiator.

Bedroom One ~ 3.06m x 2.71m ~ Window to the front with views into the countryside, built in wardrobes, radiator, laminate flooring.

Bedroom Two ~ 3.03m x 2.77m ~ Window to the front with countryside views, fitted bedroom furniture including a dressing table and bed side cabinets, stripped flooring.

Rear Landing ~ 3m x 1.54m ~ Skylight window, stairs to the second floor and half landing to the mezzanine.

Bathroom ~ 2.54m x 2.96m ~ Window to the side, high level WC, twin wash basins with LED illuminated mirrors, freestanding bath, part tiled walls, shower cubicle with a mains shower and tiled enclosure, radiator, cushion flooring.

Bedroom Three ~ 3.05m x 2.92m ~ Window to the rear, radiator, stripped flooring.

Mezzanine ~ 4.03m x 1.84m ~ A glass balcony overlooking the sitting room and enjoying views across the garden, exposed stone wall, laminate flooring.

Second Floor Landing ~ 3.08m x 1.53m

Bedroom Four ~ 3.06m x 2.96m ~ Skylight window, exposed A frames, cast iron fireplace, radiator.

Master Bedroom ~ 3.04m x 7.17m ~ Three windows to the front with far reaching countryside views, exposed A frame, large arrangement of fitted bedroom furniture to include wardrobes, a dressing table and drawers, tower radiator.

En-suite Bathroom ~ 3.48m x 3m ~ Skylight window, exposed A frame, a high level WC, freestanding roll top bath, twin wash basins with LED illuminated mirrors, a shower cubicle with tiled enclosure, radiator, laminate flooring.

#### Exterior

The property is approached via a gravelled driveway leading to the front of the property with plenty of parking. There is a lawned area to the front of the property.

A further driveway leads to the side of the property with useful car port and outbuilding offering useful storage, with a further outbuilding and log store.

To the rear of the property is a landscaped garden with composite decking, summer house, sauna and sunken hot tub.

The additional land has its own independent access a short walk from the property. The land, which is the original walled garden, would be suitable for keeping horses and also has its own water supply.

#### Services

Mains electric and water. Oil fired central heating. Septic tank drainage.

#### Location

What3words : conceals.opposites.troubles

Gellilydan is a small, quaint village located in the county of Gwynedd in North Wales. It is nestled amidst stunning natural landscapes, which are characteristic of this region.

Surrounded by rolling hills and lush greenery, offering picturesque views and a tranquil environment.

The village has a rich history, reflecting the broader historical and cultural heritage of Gwynedd.

It is close to several tourist spots, including ancient castles, hiking trails, and coastal areas. Porthmadog is to the south and Blaenau Ffestiniog to the North, the village is in a location providing easy access to both the mountains and coastal attractions.

# Floor Plan

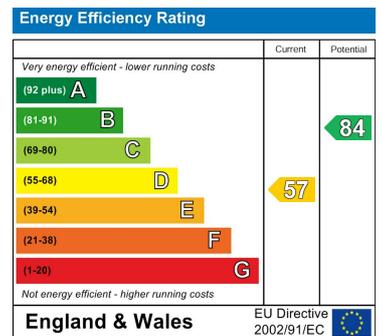


For illustrative purposes only ~ not to scale

# Area Map



# Energy Efficiency Graph



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