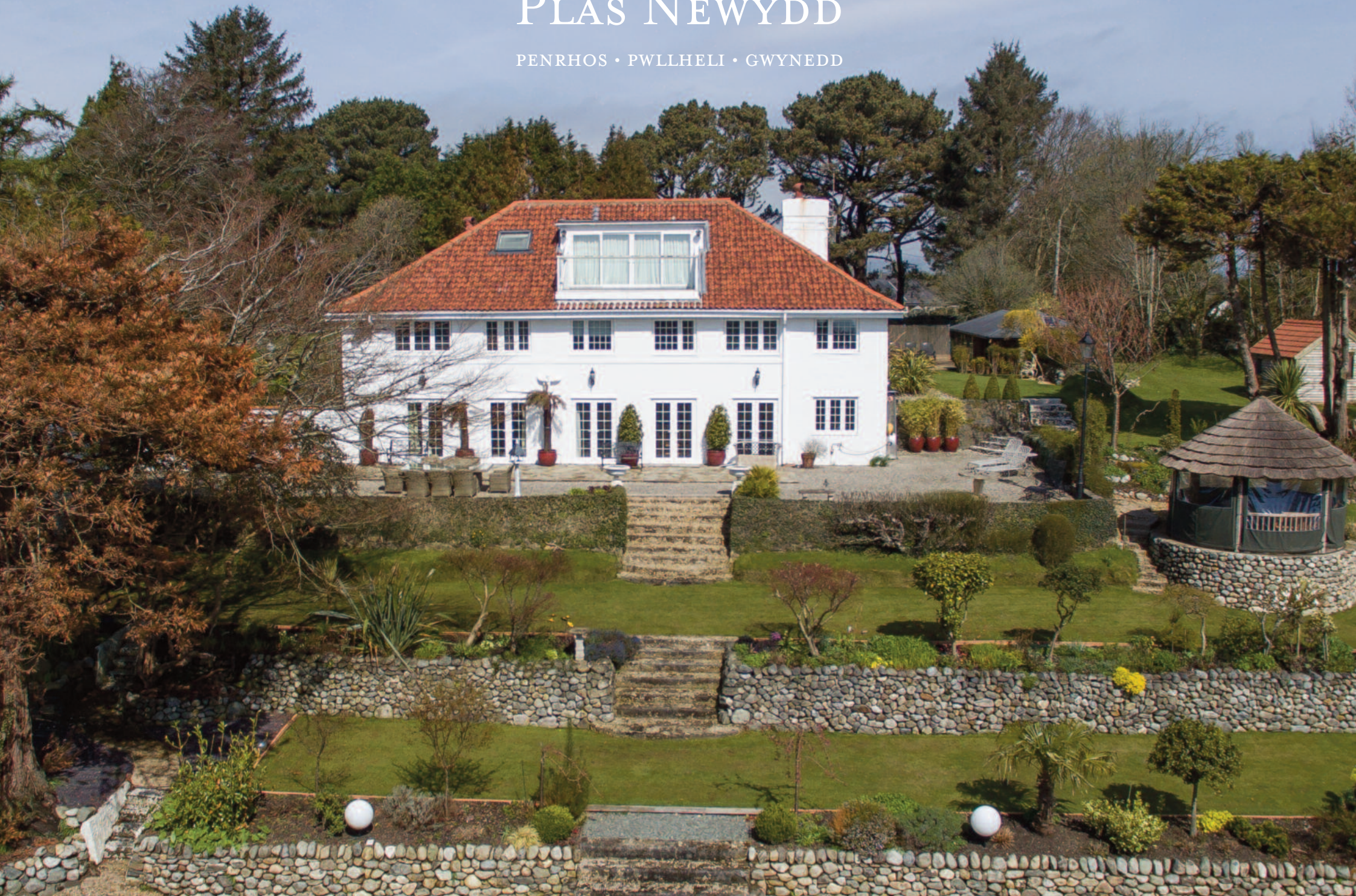


# PLAS NEWYDD

PENRHOS • PWLLHELI • GWYNEDD











# PLAS NEWYDD

PENRHOS • PWLLHELI • GWYNEDD • LL53 7TB

*Outstanding premium Italianate coastal residence within  
enchancing grounds of over 4 acres between Abersoch and Pwllheli*

*Pwllheli: 1.5 miles (Marina: 3 miles), Abersoch: 5 miles, Porthmadog: 15 miles, Caernarfon: 22 miles*

*Bangor: 30 miles (London Euston from 3hrs 15 mins)*

*Liverpool: 99 miles, Manchester: 125 miles, Birmingham: 136 miles*

4 Principal Bedroom Suites, Master with Dressing Room & Balcony • 4 Further Bedrooms  
House Bathroom • 2 Reception Rooms • Dining Kitchen • Utility Room • Laundry Room  
Cloakroom with W.C.

Pavilion/Games Room • Large Garage • Garden Store & Garden Garage  
Plant/Boiler House • Breeze House

Tennis Court • Landscaped Grounds with South Facing Terraces • Large and Smaller Ponds  
Hot Tub/Spa • Long Gated Driveway

**Beresford  
Adams**

Beresford Adams  
The Harbour, Abersoch, LL53 7AP  
abersoch@beresfordadams.co.uk  
01758 417450

**About 4 Acres**

**savills**

Savills Wilmslow  
6 Water Lane, Wilmslow, Cheshire SK9 5AA  
wilmslow@savills.com  
01625 417 450



## SITUATION

Plas Newydd lies off a long gated driveway and stands in a south facing elevated position within beautifully landscaped grounds of about 4 acres. On the southern fringe of the village of Penrhos the property is superbly placed for access to Pwllheli and its marina as well as the popular Llyn village of Abersoch.

There are commanding views of the Welsh Hills across Cardigan Bay and from the upper floors St Tudwal's Islands with Llanbedrog Head in the foreground.

The secluded grounds of Plas Newydd are absolutely captivating and provide a sense of being entirely self-contained within one's own private world. The leisure facilities include a hard tennis court, an adjoining pavilion incorporates a games area with a snooker table and plenty of space for entertaining, with a wide decked hot tub area inset in the upper lawn.

Many of North Wales' attractions are within easy reach including the Snowdonia national park and Cardigan Bay is renowned for its excellent sailing, boating and fishing.

Abersoch, Pwllheli and the area generally a number of excellent restaurants and eateries including the acclaimed Plas Bodegroes for fine dining. Golf courses abound in the Llyn Peninsula and there is clay pigeon shooting in nearby Llanbedrog and the Pen Llyn Lusitano Stud and Riding Centre at Llaniestyn.

## DESCRIPTION

There are few properties of the calibre of Plas Newydd with the space to entertain guests or accommodate extended families in such a wonderful and private setting. Created in an Italianate style and recently subject to an extensive refurbishment programme which has retained many of the delightful period features, this is a truly special property.

The sunny south facing terrace is perfect for al fresco entertaining and five sets of French doors open onto this from the principal ground floor room and the dining kitchen, creating a seamless indoor/outdoor area during the summer months. The terraces lead down to the lower gardens with a large lawn and a delightful







lily pond with seating areas. A breeze house provides for a haven during inclement weather.

The property is approached by a long sweeping driveway with automated gates with the carriage drive leading around a small copse. The property is approached via its pretty gable entrance and opens into a reception hall with a screened staircase and a real fire. Double doors lead off into the generous sitting room with French doors to the terrace and double doors to the dining kitchen.

The dining kitchen is well appointed with granite surfaces and features a wood burning stove and integrated appliances. Three sets of French doors open to the rear terrace. A pantry/utility room lies off with a separate laundry room.

There are 3 principal bedroom suites on the first floor with 4 secondary bedrooms served by a house bathroom. All enjoy wonderful views and two have French doors opening to the northern gardens.

The master suite is located on the second floor and this splendid room has patio doors opening to a large roof terrace with sensational views over the bay. This impressive room is served by a dressing room and a well-appointed en suite bathroom.

The outdoor entertaining space here is provided by a 50' pavilion which overlooks both the hard tennis court and the octagonal deck area inset with a hot tub. There is plenty of space for the snooker table and the games room.

Garaging is set off the main driveway and includes a large single garage with an adjoining garden garage and store. There is a general gardeners area and a second driveway leads down to the lower garden areas. A brick built plant/boiler room in the form of a small cottage houses the central heating boilers.

The grounds have been mentioned in detail earlier, but they are simply captivating. A second pond lies in a secluded section of the upper garden and there are a plethora of specimen trees and shrubs with extensive landscaping creating a wonderfully private and self-contained world set in the natural scenic splendour of the Lynn Peninsula.

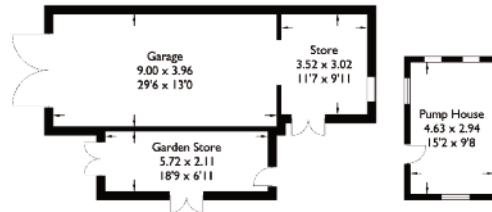
## PLAS NEWYDD

Approximate Gross Internal Area : 339.02 sq m / 3649.18 sq ft

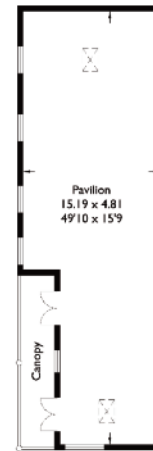
Garage/Store : 80.76 sq m / 869.29 sq ft

Pavilion : 65.15 sq m / 701.26 sq ft

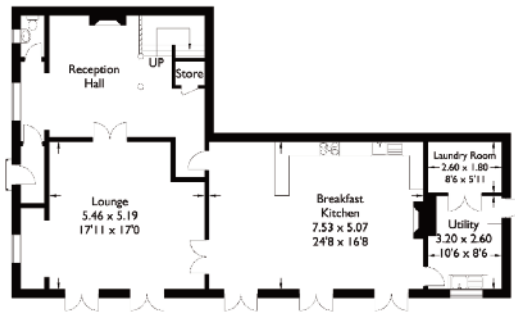
Total : 484.93 sq m / 5219.74 sq ft



Garage/Store



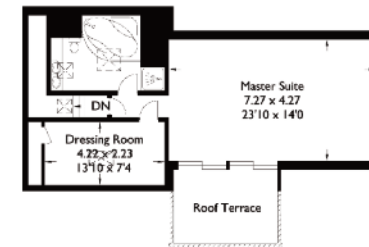
Pavilion



Ground Floor



First Floor



Second Floor



## GENERAL REMARKS

### LOCAL AUTHORITY

???

### TENURE

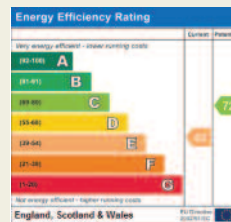
Freehold

### SERVICES

Mains water and electricity, oil central heating, private drainage.

### VIEWING

Strictly by appointment with joint agents Savills or Beresford Adams.



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**Beresford  
Adams**

Beresford Adams  
The Harbour, Abersoch, LL53 7AP  
[abersoch@beresfordadams.co.uk](mailto:abersoch@beresfordadams.co.uk)  
01758 417450

**savills**

Savills Wilmslow  
6 Water Lane, Wilmslow, Cheshire SK9 5AA  
[wilmslow@savills.com](mailto:wilmslow@savills.com)  
01625 417 450