



Amazing country house & holiday cottage

Tyddyn Llwydyn, Rhydyclafdy, Pwllheli, Gwynedd LL53 8TT

Freehold

**Beresford
Adams**

savills

6 bedroom suites • 6 bathrooms • 3 reception rooms • Living Dining Kitchen with AGA • Second dining kitchen • Outbuildings and barns • Gardens, woodland and paddock • About 15 acres

Local information

Pwllheli: 4 miles, Nefyn: 5.5 miles, Abersoch: 8.5 miles, Porthmadog: 17 miles, Caernarfon: 24 miles.

Tyddyn Llwydyn lies privately at the head of a 0.6 mile driveway surrounded by stunning gardens, woodland and fields. Within extensive grounds and grazing land of about 15 acres the property is well placed for access to the golden beaches to the north and south of the Llyn Peninsula.

The marinas in Pwllheli and Porthmadog are within easy reach and for golfers there is the sublime links course at Nefyn, and golf courses at Abersoch and Pwllheli. All the leisure facilities of the Llyn Peninsula and Snowdonia are accessible and there is amazing natural beauty in this gulf stream influenced peninsula.

The village of Rhydyclafdy is less than two miles away and has a wonderful seafood restaurant and a delightful village pub, the Tu Hwnt I'r Afon Inn.

The country setting of this wonderful property is simply breath-taking, the perfect place to 'get away from it all'.

About this property

Tyddyn Llwydyn is a newly updated farmhouse with a fresh and light New England meets Scandinavian style. A unique fusion of stylish modern design

and rustic character with a colour palette inspired by both coast and country, befitting a home in this location.

As perfect for entertaining in style as it is a family holiday home and used very successfully as a holiday letting property. Flexible accommodation allows for three double bedrooms in the main house with separate double bedroom suite in the Annex. Adjoining Barn Cottage has two further double bedrooms and two bathrooms, a breakfast kitchen and living room so accommodates either extended family or can be separately let.

In addition, the large single level barn within the grounds extends to about 860 Sq ft and has a shower room, AGA and Belfast sink. Although not currently used as residential accommodation, it has tremendous scope, subject to planning permission, to be a separate single level ancillary home.

The main house is simply amazing. Interior styled by Elle Winsor- Grime using almost exclusively Welsh/UK sourced materials and fittings and with works undertaken by Llyn artisans and craftsmen who have clearly taken great pride in producing a top-end finish to this immaculately designed home.

The focal point of the property is a huge double height dining kitchen with exposed oak beams and stunning stone-work.





Warmed by an AGA and featuring integrated appliances by Neff with a Liebherr US style fridge freezer. The bespoke cupboards are matched with beech surfaces, slate flooring and double French doors leading outside from the bay window. A full depth utility room lies directly off the kitchen.

Adjoining the kitchen is a fabulous family room, its oak framed windows giving super views over the outside terrace and gardens. With slate floors and equipped, as the kitchen, with Sonos audio this is a super living dining kitchen area for all the family.

The drawing room is spectacular, with a wonderful stone bay window and two sets of French doors opening to the gardens. A Victorian stone fireplace with a real fire takes pride of place and the wonderful limed oak herringbone parquet flooring has under-floor heating.

The front door has leaded lights and opens to the hall with a traditional staircase and slate flooring. An under-stairs cupboard houses the hot water cylinder and there is a cloakroom with a WC and wash hand basin.

A really useful feature of the main house is a ground floor bedroom suite with a dual aspect, a double built in wardrobe and double French doors to the side terrace and gardens. An en suite wet room shower has Duravit sanitary ware and this suite is perfect for those with mobility issues.

The dual aspect master bedroom suite is above the drawing room and is an amazing

space with a bedroom area with French doors opening to a balcony above the bay window below, there is a dressing area with fitted wardrobes and an en suite shower room with a shower room and separate WC and bidet.

The vaulted second bedroom also has a dual aspect, fitted wardrobes and a well-appointed en suite bathroom with a Duravit suite, double ended bath and over-bath shower.

The annex, to the north of the main house, creates the link to The Barn and includes, on the ground floor, a hall with a door to the rear and a staircase leads up to a landing off which lies a large double bedroom suite located nicely away from the main house. The en suite bathroom is well appointed with a shower and there is a double wardrobe. Off the right of the entrance hall on the ground floor is a large boot/utility room with a laundry room and a boiler/store room and a stable door to the front. A door leads directly through to the kitchen of the main house.

Off the hall to the left is the dining kitchen of The Barn, with double French windows to the front, stainless steel and oak surfaces over contemporary cupboards and a pleasant dining area. The main living room of The Barn is open off the kitchen and this lovely spacious room has French doors to both the front and rear, a side window for a triple aspect and slate flooring. A traditional staircase leads up to a landing off which there are two further attractive double bedroom suites, one with a bath





and shower and the second with a shower, with both en suites having Carrera marble style porcelain tiled floors. There are fitted wardrobes and cupboards to both these rooms.

The outbuildings included in the sale comprise a single storey 860 sq ft building with a shower, AGA and Belfast sink. Although not used residentially, with planning permission this could be a well-placed holiday let property. There are further barn buildings extending to about 2649 sq ft which provide garaging and storage space.

The gardens are very special and include a wide variety of flowering shrubs and bushes, lawned areas, wild grass areas and an orchard. Bounded on all sides by fields including woodland areas and meadows. A further field is included within the sale and the land extends in all to about 15 acres including the driveway.

Services: Mains electricity, Spring water supply, private drainage, LPG gas heating

Directions: Please ignore post code and use What3words App: rivers.caused.outbid which will take you to the driveway entrance.

Please note all times and distances are approximate.

Tenure
Freehold

Local Authority
Gwynedd 01766 771000

Viewing
Strictly by appointment with Savills or their joint agents.





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Gross internal area (approx) 3591 sq ft/333.61 sq m

Outbuildings Approx 3500 sq ft/325.16 sq m

Total Approx: 7091 sq ft/658.77sq m



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	64	66
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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