



**Mynydd ar Mor
Llanaber
Barmouth**



On the western slopes of the Cambrian Hills, Mynydd ar Mor, which in English translates into Mountain on the sea, has sensational views of the coastline. Barmouth is the nearest town which is on the River Mawddach estuary. William Wordsworth described the town as "fine sea view in front, the mountains behind, the glorious estuary running eight miles inland, and Cadair Idris within compass of a day's walk, Barmouth can always hold its own against any rival."

The town has a station which links Birmingham via Shrewsbury, hence its historical links to the Midlands. A ship building town at one time, today it has all the amenities essential for modern day living with further choices at Dolgellau. The village of LLanaber also has a station and lies just outside the Snowdonia National Park.



Barmouth 1.5 miles, Dolgellau 11 miles (all times and distances are approximate)



Mynydd ar Mor

A characterful period home, recently refurbished by the current owner and set in an idyllic position overlooking its gardens. Mynydd ar Mor enjoys breath-taking views of the sea beyond, a real haven of tranquillity. It would be difficult not to be impressed with this fabulous house and beautiful location.

The front door opens to a welcoming reception hall with a delightful feature stone wall. Doors radiate off to all of the principal reception rooms. A staircase at the end of the hallway rises to the first floor landing area. There are two ground floor guest cloak rooms and two store rooms of excellent size.

The kitchen/breakfast room is a very generous size and fitted with a superb range of wooden floor and wall mounted units with composite work surfaces. There is ample workspace for the keen chef. There is a range of integrated appliances and a fabulous Range Master oven with six burner hob. There is a door out to the patio area making this the perfect spot for alfresco dining and summertime BBQs. The breakfast room has an eye-catching feature fireplace with an in-set log burning stove. The large, walk in bow window offers spectacular views of the patio, gardens and onward to the rolling sea beyond.

There is a large utility room just off the reception hallway and directly opposite the kitchen with space and plumbing for larger appliances.



Superb kitchen.





The large drawing room is stunning with an eye-catching fireplace with in-set log burning stove and a large walk-in bow window, again enjoying remarkable views over the gardens and onward to the sea. French doors lead through to the fabulous conservatory.

With views to the gardens and sea this is the perfect spot, summer or winter to enjoy this idyllic location. A further set of French doors lead out to the gardens and can be thrown open on sunny summer days, inviting the garden indoors.

A home office/study completes the ground floor accommodation and is currently used as a mini gym area.





Stairs rise to the first floor where all five double bedrooms are located. The principal bedroom suite is a light and bright room enjoying a dual aspect and with a lovely feature stone wall. There is a large dressing room with ample wardrobe space and a well fitted en suite shower room with a double walk-in shower.

Bedrooms two and three both have the benefit of en suite shower rooms, bedrooms four and five are serviced by the family bathroom which has a shower over the bath.





Lovely bedroom accommodation.



Annexe 1

The accommodation comprises of an entrance porch large enough for a small table and chairs, sitting room, kitchen, double bedroom and a shower room.

Annexe 2

The accommodation comprises of an entrance hall with a large storage cupboard, sitting room, kitchen, bedroom with a walk-in wardrobe and a shower room.

Gardens and grounds

Private and mainly laid to lawn the gardens are of a good size and sit all the way around the house. There are mature trees providing privacy to the right-hand boundary. The lovely stone patio area is perfect for alfresco dining whilst enjoying the beautiful sea views. This really is a paradise.





Beautiful tranquil gardens.





Services

Mains water and electricity. Gas via bottles. Oil fired central heating. Private drainage (septic tank).

Local authority

Gwynedd Council: 01766 771000

Main house: G

Annexe 1: A

Annexe 2: A



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