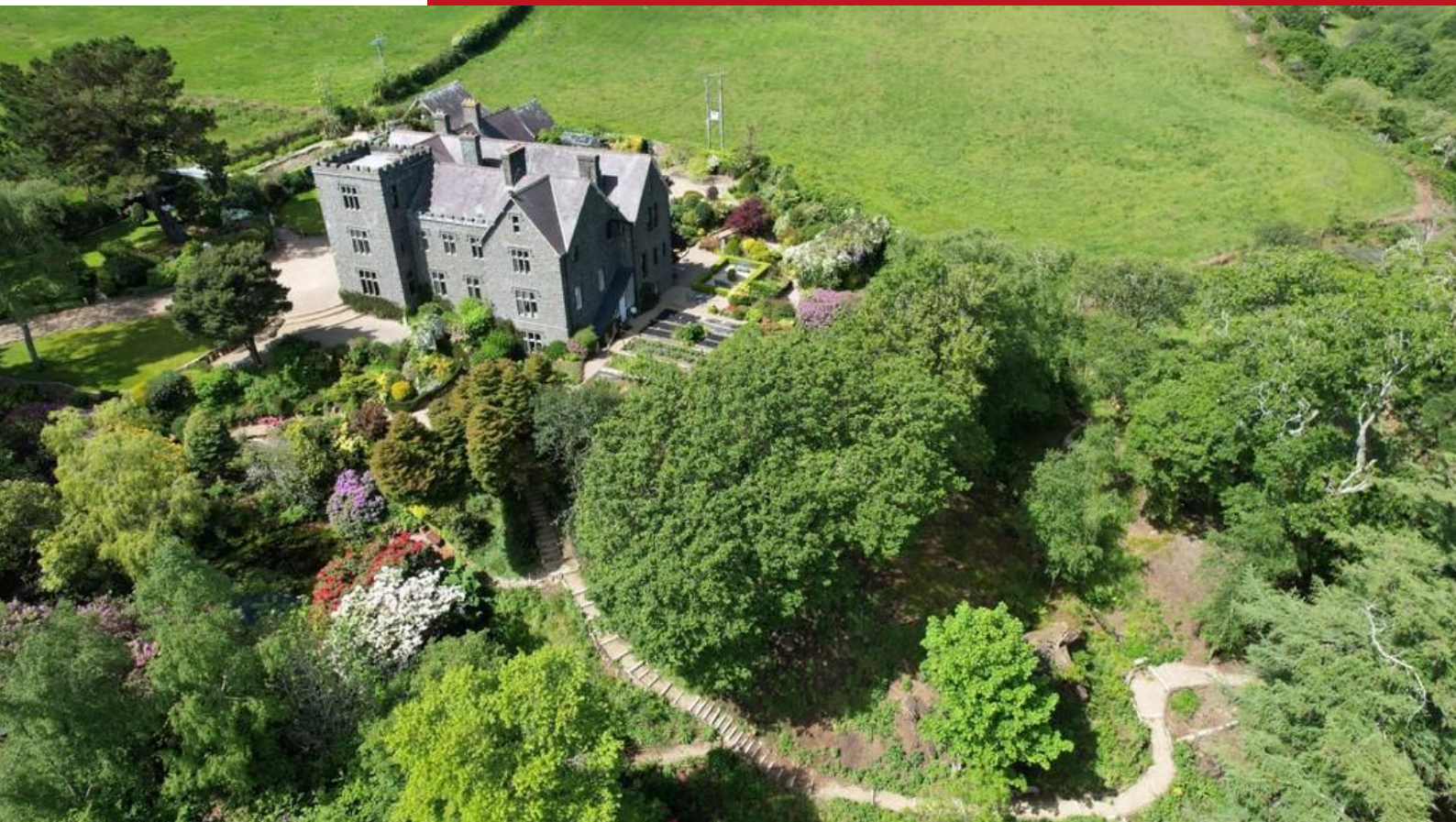


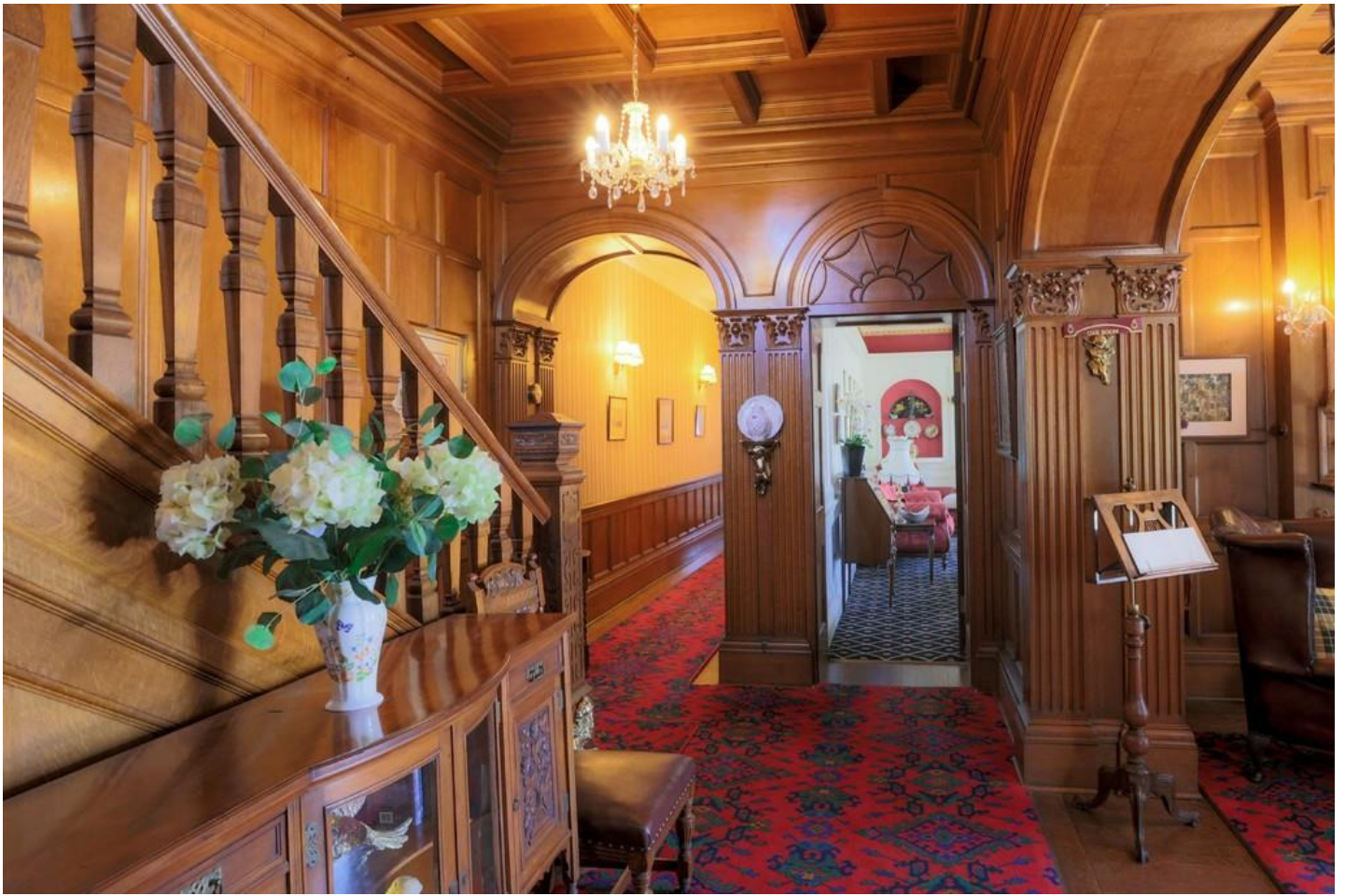


Eiddo  
**susan  
jones**  
Properties

**PENARWEL HOUSE**  
**LLANBEDROG LL53 7NN**  
**£1,900,000**







**CROESO | WELCOME:**

An impressive Country Manor, located off the main road leading from Pwllheli to Llanbedrog and onwards to Abersoch. The perfect retreat in a highly sought after residential area the accommodation is a wealth of oak panelling and coved ceilings, plus feature marble fireplaces yet offering a modern fitted kitchen and shower units.

The house is built in a Tudor Gothic style of Gimlet granite from nearby Pwllheli, set on 2 floors principally plus the turret extending to the 3rd floor. The well tended grounds offer manicured formal gardens, seating areas, a water feature, woodland and ample parking.

Presently used as a family home the property lends itself for alternative ventures such as a restaurant, hotel and spa, etc subject to the relevant consents being obtained.

**CYNTEDD | VESTIBLE:**

9' 10" x 4' 11" (3m x 1.5m) Attractive tiled floor.





#### **CYNTEDD | RECEPTION HALL:**

Splendid oak staircase to first floor with storage under. Opening to:

#### **YSTAFELL DERW | OAK ROOM:**

15' 8" x 16' 0" (4.8m x 4.9m) Oak ceiling and oak panelled walls.

#### **LOLFFA | LOUNGE:**

15' 2" x 23' 3" (4.64m x 7.1m) Beautiful grape pattern cornice to ceiling, panelled walls and marble fireplace.



#### **YSTAFELL BWYTA | DINING ROOM:**

25' 1" x 16' 4" (7.65m x 5m) Quarter panelled walls.

#### **BAR:**

16' 0" x 15' 8" (4.9m x 4.8m)

#### **CEGIN FWYTA | DINING KITCHEN:**

16' 0" x 21' 11" (4.9m x 6.7m)

#### **CYNTEDD | PORCH:**

#### **IWTILITI | UTILITY:**

7' 10" x 7' 2" (2.4m x 2.2m)



#### **SWYDDFA | OFFICE:**

11' 9" x 16' 4" (3.6m x 5m)

#### **TOILED | RESTROOM:**

#### **CYNTEDD | INNER HALL:**

Door to:

#### **ISLAWR | BASEMENT:**

23' 3" x 15' 8" (7.1m x 4.8m)

#### **PEN GRISIAU | FIRST FLOOR LANDING:**

Stairs to second floor.

#### **SWIT Y PERCHNOGION | OWNER'S SUITE - BEDROOM:**

19' 0" x 19' 0" (5.8m x 5.8m)

#### **SPACIOUS EN-SUITE:**

Modern and well equipped with double vanity sink, walk-in shower, toilet etc.

#### **YSTAFELL DILLAD | DRESSING ROOM:**

Fully fitted with wardrobes, drawers etc.

#### **JASMINE BEDROOM 2:**







15' 8" x 16' 0" (4.8m x 4.9m) Maximum measurements including modern shower en-suite.

**BLUEBELL BEDROOM 3:**

16' 0" x 17' 8" (4.9m x 5.4m) Plus modern shower en-suite.

**HONEYSUCKLE BEDROOM 4:**

16' 0" x 18' 0" (4.9m x 5.5m) Plus modern shower en-suite.

**FOXGLOVE BEDROOM 5:**

16' 0" x 15' 8" (4.9m x 4.8m) Maximum measurements including modern shower en-suite.



**PEN GRISIAU | SECOND FLOOR LANDING:**

**ROSE SUITE - BEDROOM:**

15' 8" x 16' 0" (4.8m x 4.9m)

**YSTAFELL YMOLCHI | BATHROOM:**

Freestanding bath nestled under the exposed beams. Archway leading to toilet and door to dressing room.

**BWTHYN | ATTACHED COTTAGE:**

**GEGIN | KITCHEN:**

14' 9" x 11' 9" (4.5m x 3.6m)

**LOLF A | LOUNGE:**

12' 1" x 15' 8" (3.7m x 4.8m) Maximum measurements.



**PEN GRISIAU | FIRST FLOOR LANDING:**

Door to main house.

**COTTAGE BEDROOM 1:**

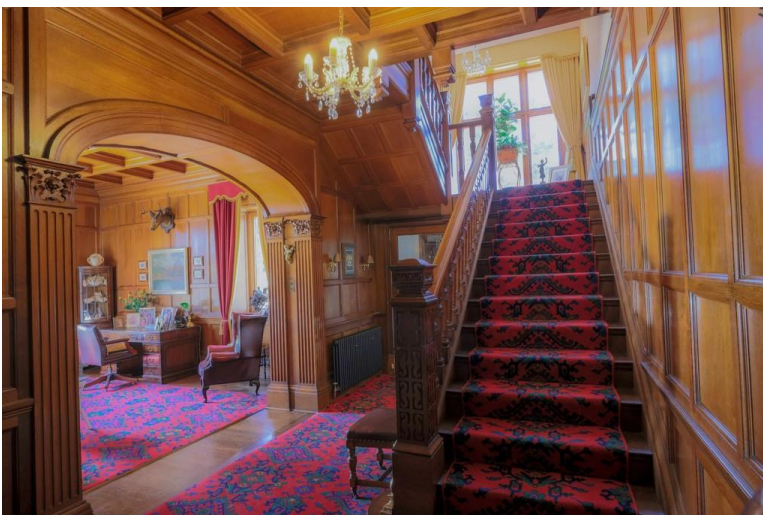
14' 9" x 15' 8" (4.5m x 4.8m) Plus en-suite.

**COTTAGE BEDROOM 2:**

12' 1" x 10' 5" (3.7m x 3.2m) Plus en-suite.

**TU ALLAN | OUTSIDE:**

Driveway leading to ample parking area. Garages, workshop and stores. Formal gardens, vegetable and fruit areas. Pleasant walk around the extensive gardens, which must be viewed to be fully appreciated.



**PERCHNOGAETH | TENURE:**

H

**TYSTYSGRIF YNNI | ENERGY PERFORMANCE**





**CERTIFICATE:**

NA

**GWASANAETHAU | SERVICES (NOT TESTED):**

We believe that mains electric, private drainage and water plus oil central heating are connected.

**CYFARWYDDIADAU | DIRECTIONS:**

From Pwllheli proceed towards Llanbedrog A499, after Crugan Farm and Crugan Holiday Park, take the next right. Follow this road and the gated entrance for Penarwel House can be found after Penarwel Chalet Site.





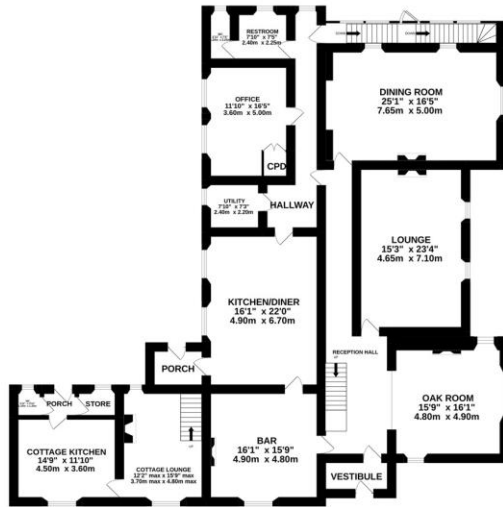




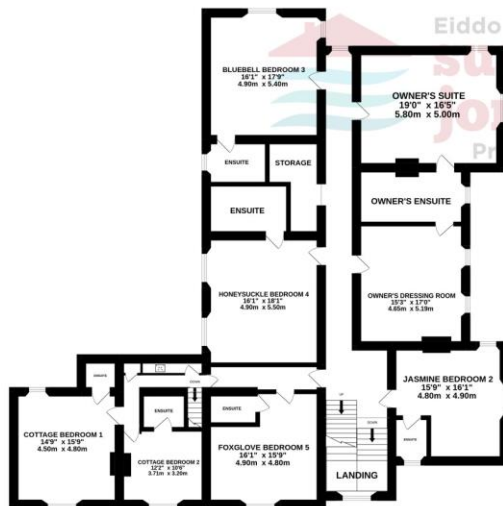
BASEMENT  
363 sq.ft. (33.7 sq.m.) approx.



GROUND FLOOR  
2995 sq.ft. (276.2 sq.m.) approx.



1ST FLOOR  
2969 sq.ft. (273.9 sq.m.) approx.



2ND FLOOR  
843 sq.ft. (78.3 sq.m.) approx.



TOTAL FLOOR AREA : 7170 sq.ft. (666.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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