

# For Sale

Upon instructions of joint fixed charge receivers

**LANDWOOD  
GROUP**



**Derwen, Y Fron, Nefyn, LL53 6HU**

## Seven Bedroom Period Property

- A stunning character property, which has been tastefully and sympathetically remodelled over the years, offering seven bedrooms, outbuildings and set on a plot of one acre.
- Semi-rural location, within the town of Nefyn and just half a mile from the beautiful Nefyn beach, boasting incredible views and clear waters, and two miles from the popular Clwb Golf Nefyn Golf Course, with 27 championship holes played against a backdrop of spectacular scenery.
- This is a rare opportunity to acquire a beautiful period property on the Llyn Peninsula Area of Outstanding Natural Beauty, with scope for further development of the outbuildings.

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## Location

Offering the perfect setting on the Llyn Peninsula Area of Outstanding Natural Beauty, Derwen has the benefit of being located close to the beautiful sands of Nefyn beach, as well as quiet countryside and coastal walks. The area boasts other popular attractions, including the spectacular and highly regarded Clwb Golf Nefyn golf course, the Llyn Maritime museum, Cwrw Llyn Brewery and The Cliffs restaurant, all within a few miles of the property.

There are local amenities a short walk away in Nefyn, with a wider range of shops, restaurants and services in Morfa Nefyn, 1 mile away, and Pwllheli, 7 miles to the south.

## Description

Accessed via a private driveway, Derwen is a beautiful detached, character property which originally dated back to 1876 but has since been tastefully extended and improved over the years. The interior of the house has been sympathetically upgraded, retaining many original features, whilst incorporating modern additions.

The accommodation is accessed from the hallway, with the ground floor offering two reception rooms, a dining room and a guest WC. To the rear of the house, is a stunning farmhouse style kitchen and family room, featuring slate flooring, stone fireplace with log burner and an AGA. There are French doors to one side, with a cosy sitting space in front of the fire, dining area under a vaulted ceiling with skylights, modern kitchen units and an additional preparation/pantry area. In addition, there is a cellar which provides storage, utility room and WC.

The first floor provides bedrooms over the two wings of the house, including the Master Bedroom with ensuite bathroom, second bedroom with ensuite, a further bedroom, a dressing room/study/bedroom and a family bathroom.

The second floor has four further, good sized bedrooms and a bathroom, with a bath/shower, WC, sink and bidet.

The property is set in its own grounds, with long driveway, parking to the front and side and a separate driveway access at the rear to the outbuildings. The house overlooks stunning gardens, which are mainly lawned, with mature trees and shrubbery. The outbuildings include a single storey barn/workshop, currently split and used as storage. There is also a Dutch barn, with its own electricity supply and drainage. These buildings could have a variety of future uses, subject to planning permission.

## Plan



## Accommodation

Main House – 468.49sqm (5,043sqft)

Workshops – 66.64sqm (717.33sqft)

Dutch Barn – 63.63sqm (685sqft)

Barn – 112.29sqm (1,209sqft)

## Tenure Information

The premises are held freehold under title number CYM323547.

## Legal Costs

Each party will be responsible for their own legal costs.

## EPC

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## Council Tax

Council tax band H- £3,791.16 payable in 2022/2023.

## Price

Guide price £995,000

## Tenancies

Available with vacant possession.

## Viewings

Strictly by appointment; [amy.selfe@landwoodgroup.com](mailto:amy.selfe@landwoodgroup.com)











