

Tir ac Eiddo

LWH

Land and Property

Lloyd Williams & Hughes



Eiddo 5 Llofft | 5 Bedroom Detached Rural Home

**Plas Gellidara, Penrhos**

Pwllheli, LL53 7HF

*offers in-excess of* **£650,000**

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## Plas Gellidara, Penrhos, LL53 7HF

A stunning rural home situated in a scenic countryside setting, extensively renovated and modernised to a high standard. Comprising five bedrooms and spacious living areas, along with outbuildings, all set within over half an acre of attractive grounds.

Cartref gwledig trawiadol mewn lleoliad cyfleus gyda golygfeydd godidog, wedi'i foderneiddio'n i safon uchel iawn. Yn cynnwys pum llofft, digonedd o ofod byw, sied a garej i gyd mewn plot braf yn ymestyn i dros hanner erw.

This turnkey property offers comfortable rural living, beautifully decorated and equipped with a brand new, efficient heating system. A stone-built Georgian country house that retains many original features, showcasing a charming blend of character, modern updates, and energy efficiency.

Mae'r eiddo yn barod i symud mewn, yn cynnig cyfle i fyw yn y wlad mewn eiddo hanesyddol, llawn cymeriad sydd wedi i â system wresogi newydd sbon ac effeithlon.

The property features 5 well-appointed bedrooms, the master suite features an ensuite bathroom, both master and front bedroom feature stunning views across the surrounding countryside towards the Eifl Mountain ranges and Cardigan bay.





Mae'r eiddo'n cynnwys 5 ystafell wely, y prif lofft gydag ystafell ymolchi ei hun gyda'r lloffttydd blaen yn mwynhau golygfeydd tuag at fynyddoedd yr Eifl ac ar draw Fae Ceredigion.

The ground floor includes two well-appointed living areas with multi-fuel burners, a study, a downstairs bedroom or third reception room, a dining room with an inglenook fireplace and log burner, and a spacious dining kitchen.

Externally, the property features extensive lawned gardens, landscaped to include an elevated terrace, various plants and trees. To the rear a courtyard is situated providing access to the garage and shed.

Leading directly off the highway, a tarmac driveway is located with a further access to the garden.

Plas Gellidara lies in a quiet yet convenient location situated between Pwllheli and Llanbedrog within 2 miles of the beach, harbour and town.

### **The accommodation comprises:**

#### **Ground Floor:**

Entrance Hallway  
Reception Room - 4.71m x 3.52m  
Living Room - 3.91m x 3.82m  
Office - 3.23m x 2.09m  
Dining Room - 4.79m x 4.37m  
Kitchen - 6.50m x 3.11m  
W/C 1.26m x 1.00m  
Bedroom 5 - 3.58m x 3.01m

#### **First Floor:**

Bedroom 1 - 4.52m x 3.05m  
En-Suite - 3.16m x 1.20m  
Bedroom 2 - 4.74m x 3.51m  
Bedroom 3 - 3.41m x 2.74m  
Bedroom 4 - 3.51m x 2.96m  
Bathroom - 3.50m x 2.47m

#### **External:**

Garage - 4.78m x 3.63m (Power & Lighting)  
Shed - 4.85m x 1.62m (Power & Lighting)

#### **Mains Water**

#### **Air Source Central Heating**

#### **Private Drainage (Renewed Soak away)**

#### **EV Charger**

#### **EPC: A I Council Tax Band: F**

**Tenure:** We understand that this property is freehold.

#### **Directions:**

From Pwllheli, head towards Abersoch and Llanbedrog. After approximately half a mile from the Ala Road roundabout, take the right turn at the crossroads in Penrhos and follow the single-track road for another half mile. Turn right just before the church and cemetery. Continue along the single-track lane, and Plas Gellidara is located on the right-hand side, neighbouring Gellidara Farm.

Since 2018, when the current owners purchased Plas Gellidara, the property has undergone extensive refurbishment, including re-plastering, rewiring, plumbing, and the recent addition of an air source heating system with solar panels.



## Plas Gellidara, Penrhos

Approximate Gross Internal Area  
2508 sq ft - 233 sq m

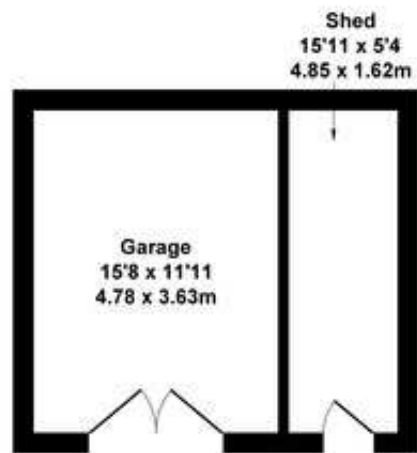
**Boundaries:** Purchaser shall be deemed to have full knowledge of all boundaries and neither the Vendor nor Vendors Agents are responsible for defining the boundaries or ownership thereof.

**Planning:** The property is sold subject to any existing or other statutory notice or which may come into force in the future. Purchasers should make their own enquiries into any designations.

**Easement, Wayleaves and Rights of Way:** The land is sold subject to all of the benefits of all wayleaves, easements, right of way and third party rights, whether mentioned in the particulars or not.

**Viewing:** Strictly by appointment only.

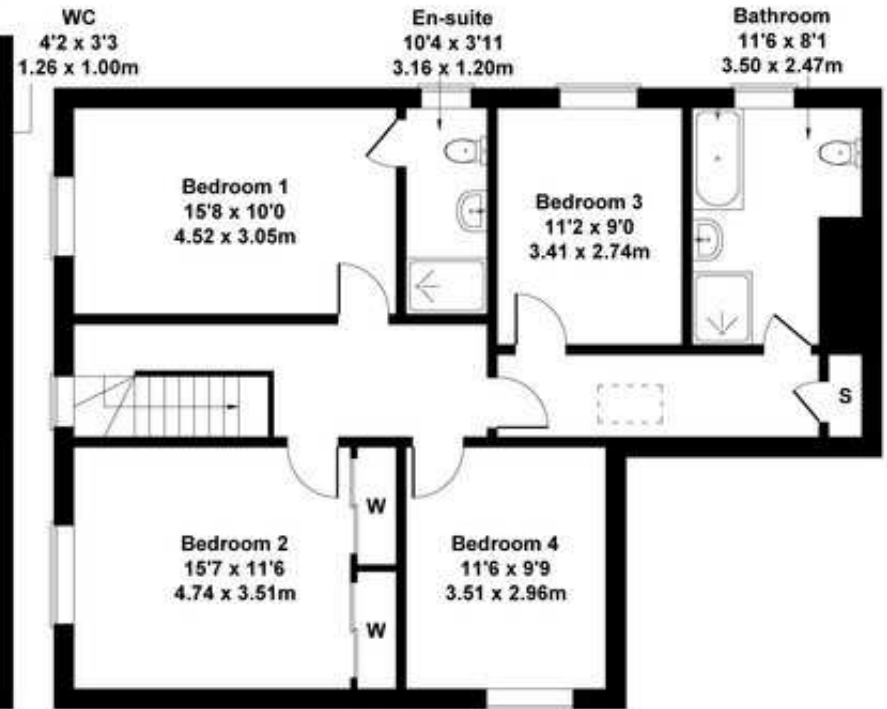
**Method of Sale:** The property is offered for sale by Private Treaty.



GARAGE



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2025  
For Illustrative Purposes Only.