



Melin Llwyn Gwalch , Caernarfon, LL54 7EF

£850,000

Beyond compare. This detached home, first recorded in existence as a mill in 1695, has been sympathetically restored to an exceptionally high standard. In a nod to the property's history as a mill, the current owner has left no stone unturned to create an outstanding and eye-catching home. Additionally, the property is perfectly situated to enjoy 360-degree views of the green space, predominantly agricultural fields and woodland.

Entrance into the property is via a stable door, allowing access to the kitchen and dining space (18' 2" x 17' 6" (5.53m x 5.33m)). The kitchen area is fitted with a range of bespoke handcrafted base, wall and drawer units, manufactured from Victorian reclaimed pine, complemented by dark coloured work surfaces. Additionally incorporating a Belfast sink unit with mixer tap, a single draining board, integrated fridge freezer and automatic washing machine and an electric rangemaster oven with five ring electric hob. Three U.P.V.C double glazed box windows provide natural light into the room and you will additionally find a charmingly quaint, restored fireplace and ample space for a breakfast table over by the stable door. Flooring is laid to heritage Minster limestone tiles.

Passing a bespoke oak staircase which leads you to the first floor, you will enter the dining room (18' 4" x 9' 1" (5.58m x 2.77m)). Affording three U.P.V.C. double glazed box windows, a further restored fireplace and a continuation of the heritage Minster limestone tiled flooring.

From the dining room, you enter a double bedroom (10' 11" x 9' 1" (3.32m x 2.77m)). Presented with U.P.V.C. double glazed box windows and under floor heating. Additionally benefitting from an ensuite bathroom, fitted with a three-piece heritage Dorchester range suite, comprising of a bath, pedestal wash basin and low-level W.C. The elevations and floor are decorated with travertine tiles and as with the bedroom, the ensuite additionally benefits from under floor heating. Double glazed box window to the rear and of course a heated towel rail completes the picture.

Ascending the oak staircase, you will arrive at a multifunction space (18' 6" x 16' 10" (5.63m x 5.13m)), offering idyllic, peaceful views to either side. Currently a sitting room, the space could with relative ease, be converted into an additional bedroom should you desire.

From here, heading to the rear, you will find a door to the exterior and beyond to the rear garden. Presented with two U.P.V.C. double glazed box windows, in addition to a radiator to one side is a cloakroom which is fitted with a two-piece heritage Dorchester suite with travertine tiles to elevations and floor, a double-glazed box window to the rear and a further heated towel rail.

The main lounge (19' 5" x 18' 10" (5.91m x 5.74m)) of the property is simply stunning and beyond impressive, the main feature being the elevated cathedral ceiling which is fully exposed. Additionally featuring an extremely impressive inglenook fireplace with stone surround, slate hearth and currently furnished with a sizeable multi fuel burning stove. To one side, a bespoke oak staircase leads you onto the second floor. Seven U.P.V.C double glazed box windows are presented here in addition to an oak stable door leading you out from one side, stepping down on to an incredibly pleasant private courtyard.

Ascending the stairs to the second floor, you are greeted by a modest landing offering views into the lounge. You will additionally find the last of the bedrooms here, a master (18' 6" x 17' 2" (5.63m x 5.23m)). Affording U.P.V.C. double glazed box windows, a fitted wardrobe and of course an ensuite bathroom, fitted with a three-piece Heritage Dorchester suite which incorporates a sunken bath, a pedestal wash basin, and a low-level W.C. Heated towel rail.

Externally the property stretches to 0.75 of an acre and boasts a mix of formal garden, neatly divided into distinct areas. At the furthest point, you will find a wildlife pond boasting a bridge crossing the stream that runs to the bottom boundary of the property.

Double gates provide access into the grounds from the single-track road, opening to gravelled parking and one of the pedestrian accesses to the property. To one side of the property is a defined paddock area which continues to wrap around to the rear. The current owner has implemented some incredibly clever features including a walkway to the middle floor from the rear garden, yet at the same time, ensuring light is provided to all windows on the ground floor. You will additionally find a delightful courtyard area to the side of the property which can be accessed from the lounge via external steps, further shaded by the original mill building.

The original mill building (18' 7" x 27' 7" (5.67m x 8.43m)) is a detached structure with pitch roof and is currently joined to the main property by a wall which has an open arch, an extremely pleasant feature. The mill building could relatively easily be converted, with the requisite planning to provide additional bedrooms or other types of accommodation. Ample scope too, for a covered walkway to join the two properties together.

History

The mill lies to the west of the farm Llwyn-y-Gwalch, on the other side of Lon Eifion, which is the old railway on the side of the road that runs from Penygroes to Bethesda Bach.

There was a lake on the upper side of the mill to accumulate water from the river Llifow. The building is

still standing and was converted into a home in the 20th Century after being in ruin for over 50 years.

The first record of the mill perhaps is the daily workings in 1695 when the mill was owned by a gentleman from Bangor and a son of Rowland Morgan. Mentioned again in 1717, Grace heiress of Llwyn-y-Gwalch and her son and husband were the owners. By 1739, a Griffith Morris was working for them as the miller and it belonged to this family for years until Thomas Jones died in 1823.

Morris Roberts lived there in 1827 and, as he was a miller by trade, he worked the mill that year.

The mill was then owned by a nephew in law to Thomas Jones on the agreement that he adopted the name Jones.

Between 1841 and 1861 a Robert Davies was named in the census as the tenant and miller of Llwyn-y-Gwalch. In 1871 William Hughes was the tenant.

In 1889, it was bought by Frederick George Wynn, the Squire of Glynllifon for £2,700, the acreage being 5.5. Henry Hughes was the tenant at this time. He and his brother lived there for 60 years. Henry did the farming and his brother Daniel was the registrar.

The mill still worked until 1927 and at that time the miller was Morris Griffiths, a man with only one eye.

One of the millstones can be seen leaning on the wall at the front of the property.

Location

The property is situated in a countryside setting on a pleasant country lane. Predominantly accessed from Bethesda Bach, the area is particularly convenient for commuting with Caernarfon and Porthmadog, the towns either side, both within easy reach. Off the A487, you will find a primary school and public house available in nearby Groeslon. The main shopping town of Caernarfon is within easy reach too, approximately five minutes away and offers all the necessary amenities and leisure facilities to hand, including primary and secondary schools. Access into Snowdonia is a matter of minutes away, as is the nearby coastline and beautiful beaches, particularly at Dinas Dinlle. The property is particularly well positioned to take advantage of the area, the main town of Bangor with a hospital and mainline railway station, in addition to the university is approximately 15 minutes' drive away.

Freehold

Main Water

Septic Tank

Oil and mains electricity

Council Tax Band

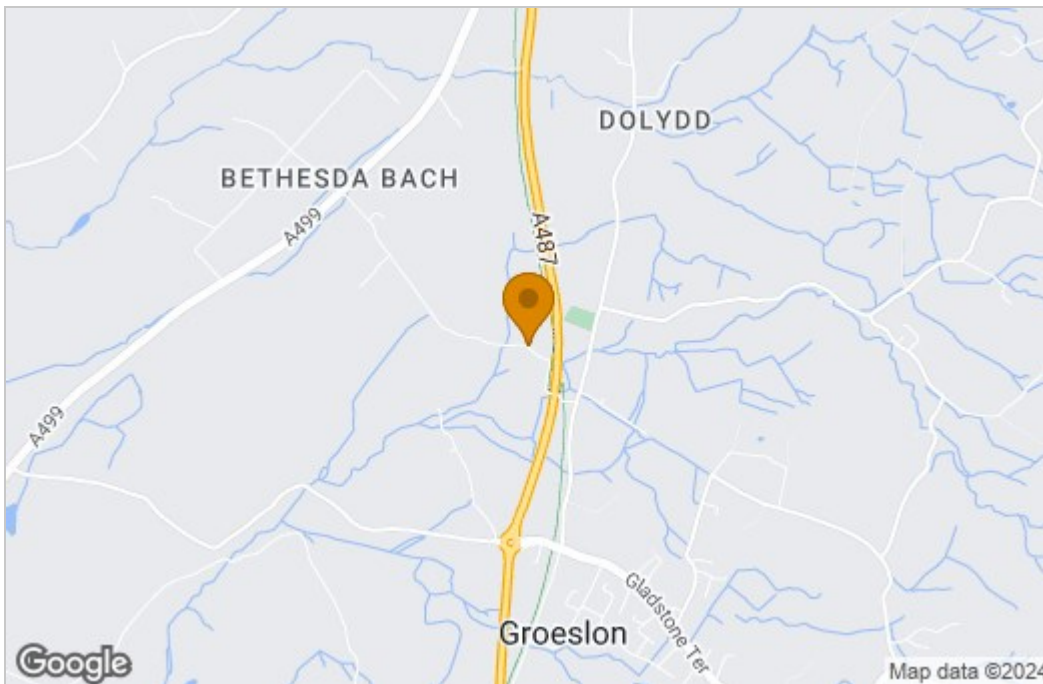
Gwynedd County Council

Floor Plan



For illustrative purposes only - not to scale

Area Map



Energy Efficiency Graph

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

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