



BRYN HYFRYD

Dolgellau | Gwynedd | Wales | LL40 1SG

FINE & COUNTRY

BRYN HYFRYD

BRYN HYFRYD

An elegant Grade II listed, late Georgian 5 bedroom detached house circa 1840 in this historic and sought after location within the beautiful Snowdonia National Park.

Situated in the foothills of Cader Idris and within convenient walking distance of the town centre it offers impressive accommodation with commanding views over the town and surrounding hillside. Formerly a residence occupied by Her Majesty's Judges while on circuit it is certainly one of the finest properties in the area.

Bryn Hyfryd stands proudly in approximately half an acre grounds. Comprising a double garage with considerable driveway parking, a 'Mediterranean style' courtyard featuring a glorious wisteria cascading over an arbour and attractive mature tiered gardens to the rear.

The property is impeccably presented and retains a wealth of period features including high ceilings with intricately moulded cornices; ceiling rose; chair and picture rails and tall sash windows complete with original working shutters and deep sills. The Dining Room and Lounge boast large Regency style fireplaces and many of the well-proportioned rooms are dual aspect affording excellent views. The accommodation spans 3 floors and whilst currently a 4 reception, 5 bedrooms, 4 bathroom family home there is excellent potential to reconfigure the layout to provide further bedrooms if required. Thanks to its size, accessibility and central location this would make a splendid boutique guest house, or as a commercial holiday let it offers excellent income potential.

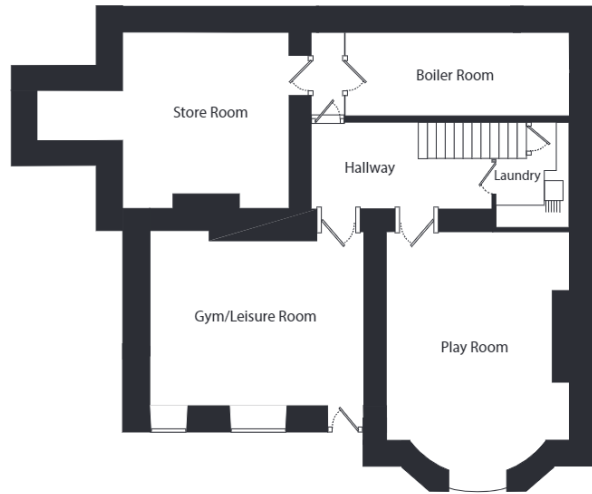








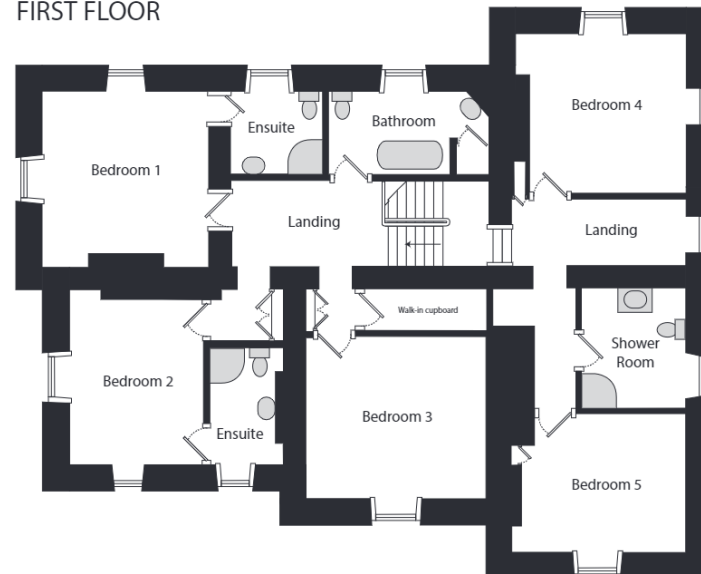
LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR





Fine & Country West Wales

The Gallery, Station Approach, Station Building, Aberystwyth, SY23

Tel: 01974 299 055 | nigel.salmon@fineandcountry.com

FINE & **COUNTRY**
fineandcountry.com™