



## Plas Coch, Botwnnog, Pwllheli, Gwynedd. LL53 8RF

- COUNTRYSIDE OUTLOOK
- 2500 SQFT
- PARKING FOR 6+ CARS
- WALKING DISTANCE TO LOCAL AMENITIES
- CENTRAL LOCATION
- CHARACTER FEATURES
- SHORT WALK TO BOTWNNOG SURGERY AND SCHOOLS

## PROPERTY DESCRIPTION

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Pleasantly located on the outskirts of Botwnnog village in the heart of the Llyn Peninsula, Plas Coch is a substantial, character filled property in a picturesque setting. Benefitting from a tranquil setting with a far reaching countryside outlook and the river Soch meandering past the foot of the garden.

Internally the property offers generous family accommodation across 5/6 bedrooms serviced by 2 bathrooms and an additional en-suite off the master bedroom. There are 3 reception rooms, ideal for entering multiple generations of family. The spacious farmhouse style kitchen offers plenty of character with exposed beams, a period oil fired range cooker as well as modern conveniences such as integrated electric hob, oven and grill and an American fridge/freezer.

Both the lounge and living room are equipped with operational log burners which provide an excellent secondary heating source. Exposed beams and exposed stonework add plenty of character, while dual aspect windows flood the rooms with light.

Externally there is access to a generous garage, private off road parking for 6+ vehicles, and a generous private garden to the rear with views of the countryside and access to the river. Mature shrubbery and trees provide a homely and established feel to the garden.

\*This property is currently a second home/holiday let

### Tenure

We believe the property to be Freehold, but potential purchasers should seek clarification from their solicitor prior to an exchange of contracts.

### Stamp Duty

Residential – £23,625

Second Home – £51,825

\*Figures provided using Welsh Government LTT calculator

Council Tax Band – F

### Services

Mains water, drainage and electricity. Oil fired central heating.

### Location Information

Abersoch 4.3 miles . Pwllheli 8.9 miles . Porthmadog 21.9 miles . Bangor 38.3 miles . Chester 96.7 miles . Shrewsbury 95.8 miles . Manchester 137 miles.

Viewing is strictly by appointment only with Elvins Estate Agents

### Marketing Appraisal

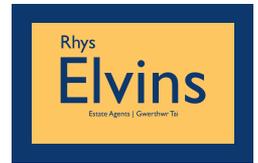
Thinking of Selling? We are an independent estate agency and have experienced local property experts who can offer you a free marketing appraisal without obligation. It is worth remembering that we may already have a purchaser waiting to buy your home.

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# FLOORPLAN & EPC



## Ground Floor

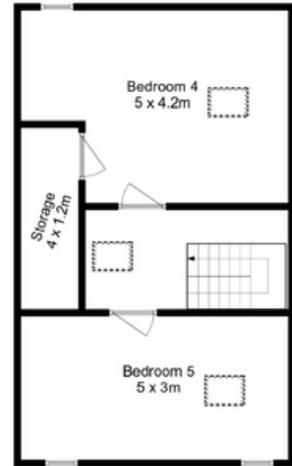


Disclaimer: For illustrative purposes only. The position and size of doors, windows, appliances and other features are approximate.

## First Floor



## Second Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>75</b>
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	<b>45</b>	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Elvins Estate Agents  
 6 High Street, Abersoch, LL53 7DY  
 01758 712003  
 sales@elvinsstateagents.co.uk