



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

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 double bedrooms, serviced by 2 bathrooms and an additional ensuite off the master bedroom. There are 3 reception rooms, ideal for entertaining 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. Above the kitchen, serviced by a second staircase is a room currently used as a children's play room, with a separate central heating boiler room.

Both the lounge and living room are equipped with 12Kw 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 with electric power points and separate fuse box, 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. There is a ramp onto the garden to provide access to store boats, jet ski's, trailers etc. There is a concrete hard standing in the garden suitable for siting a caravan, that could produce an income stream subject to the necessary permissions.

Passing the house on your left and beyond the bridge, on the right hand side there is additional land with road frontage that is included in the sale.

*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.

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

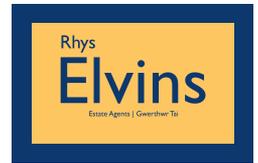
Thinking of Selling? We are an independent estate agency and have experienced local property experts who can offer you a free marketing appraisal without obligation. It is worth remembering that we may already have a purchaser waiting to buy your home.

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FLOORPLAN & EPC



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

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