



Hen Wellington, Sarn, Pwllheli, Gwynedd. LL53 8DT

- CHARACTER COTTAGE, SYMPATHETICALLY MODERNISED
- MIXED USE HOLIDAY LET / SECOND HOME
- LOCATED IN THE HEART OF THE LLYN PENINSULA
- LOG BURNER
- PRIVATE FREEHOLD OFF ROAD PARKING

PROPERTY DESCRIPTION

Hen Wellington is a beautifully renovated Welsh cottage nestled in the picturesque village of Sarn Mellteyrn. This home perfectly blends traditional character with modern comforts, offering a serene and stylish property in the heart of the Llyn Peninsula with private OFF ROAD PARKING.

Step inside to the welcoming open-plan kitchen, a bright and airy space featuring dual-aspect windows, elegant oak worktops, and integrated appliances. The kitchen is open to the generous dining area and an inset log burner.

For moments of true relaxation, the separate living room is a sanctuary of character. With its deep Welsh slate windowsills and a second log burner with a distressed mantelpiece, this room is designed to be a wonderfully cozy escape, perfect for unwinding after a day of exploring.

Upstairs, you'll find three charming bedrooms. The main bedroom is a real highlight, showcasing a stunning exposed stone wall reminds you of the cottage's history, while Velux windows flood the room with natural light. The second bedroom is a comfortable double with dual-aspect windows, and the third is a quaint, character-filled room with a beautiful feature fireplace (decretive only). A main bathroom upstairs services all three bedrooms, and for added convenience, there is a separate shower on the ground floor.

Outside, the tiered rear garden is a peaceful haven. Mature borders create a tranquil space to relax and enjoy the fresh air. The garden also houses the utility room, which includes a convenient toilet.

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 – D

Services

Mains water, drainage and electricity. Oil fired central heating

Location Information Abersoch 6.6 miles . Pwllheli 10 miles . Porthmadog 24 miles . Bangor 39 miles . Chester 99 miles . Shrewsbury 98 miles . Manchester 137 miles.

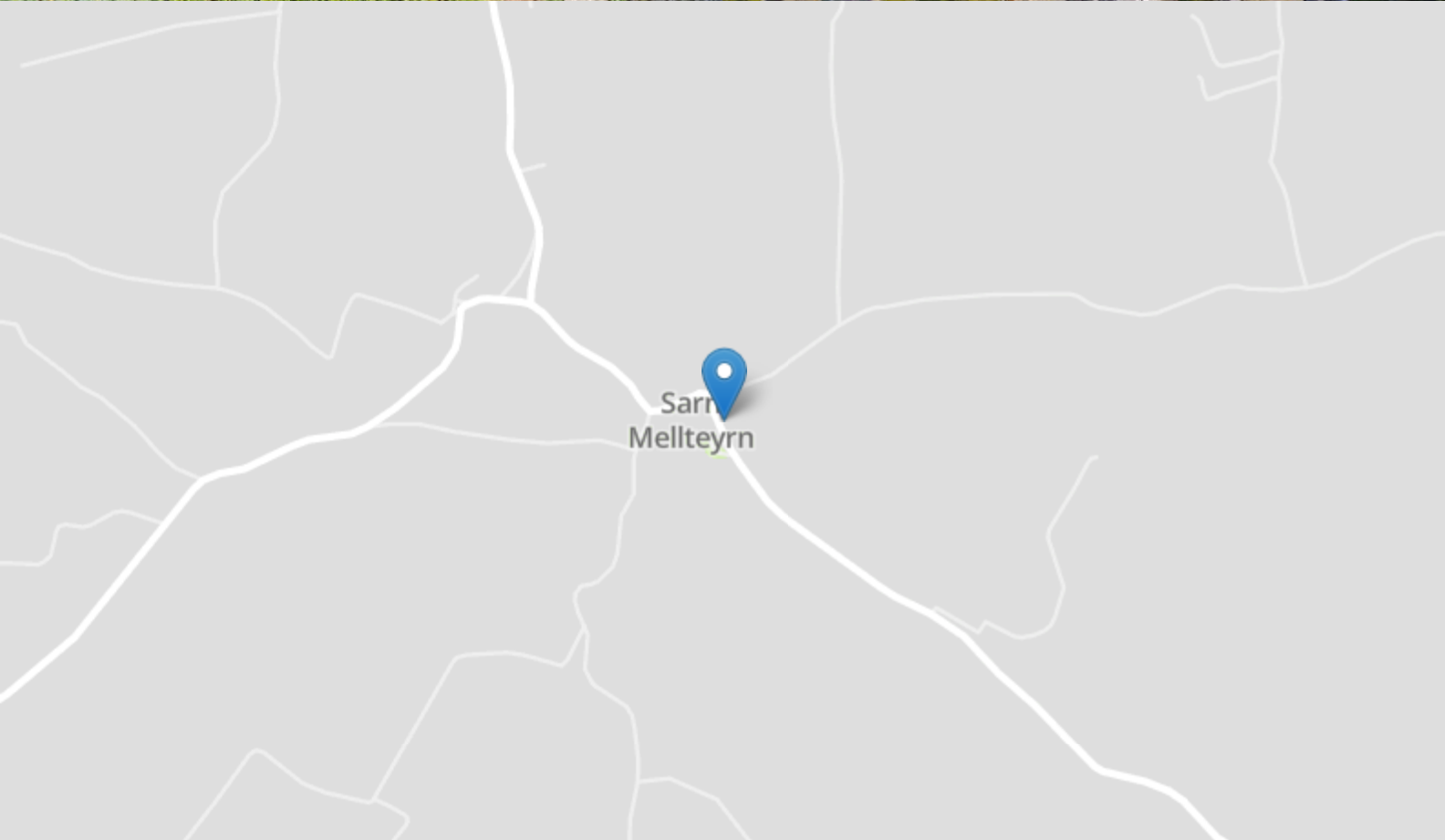
Viewing is strictly by appointment only with Elvins Estate Agents

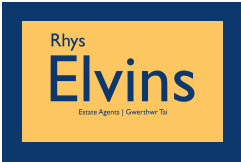
Marketing Appraisal

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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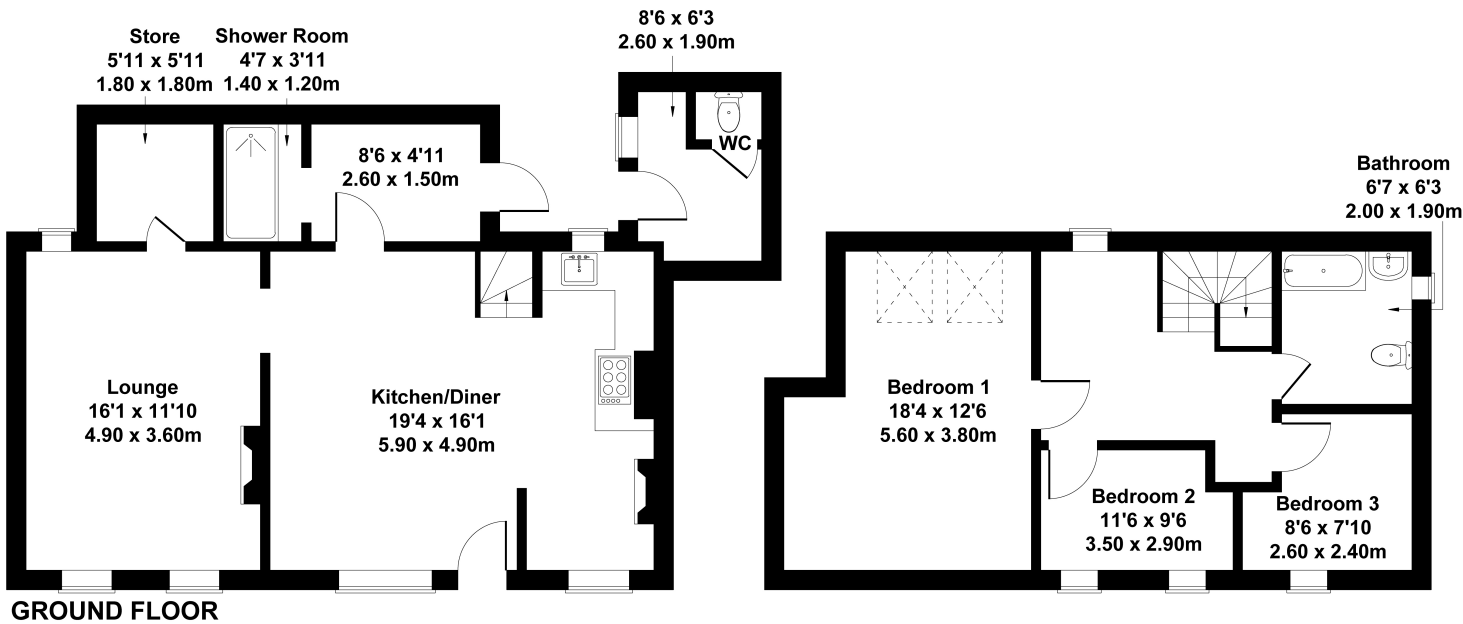




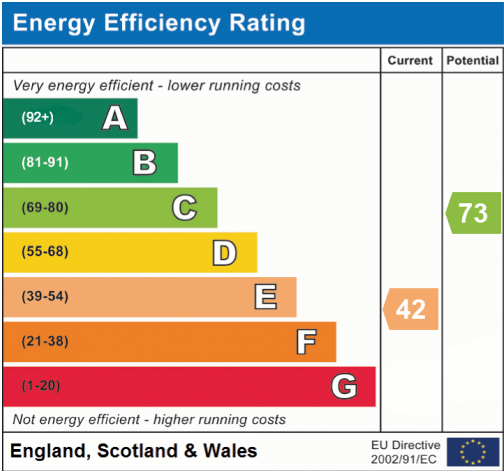


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Approximate Gross Internal Area
1173 sq ft - 109 sq m



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



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