



Trefri Hall

Aberdovey

A fine Georgian house with cottage,
private island and beach on the breathtakingly
beautiful Dovey Estuary with views out
to the Cardigan Bay

Trefri Hall, Aberdovey, Gwynedd LL35 0RD







Features:

Three reception rooms
Study
Kitchen/breakfast room
Conservatory
Back hall, utility and store rooms
4 bedrooms
4 en suite bathrooms

Modernised Cottage
Extensive range of outbuildings
Gardens and grounds

Island with castellated folly
Tidal beach and harbour



Trefri Hall

Trefri Hall is a particularly attractive Grade II listed house standing in glorious gardens and grounds with outstanding views over the Dovey Estuary and a back drop of the Snowdonian hills. Along with a well presented cottage and a versatile range of well-maintained outbuildings, there is a separate home office with views to the private island.

From humble beginnings as a fisherman's hovel, thought to date back to the 15th Century, the house has evolved over the centuries. In the mid 19th Century Trefri Hall was remodelled to create a fashionable "gentleman's residence" drawing upon the architectural features of the time including deep sash windows framing the stunning views, high moulded ceilings, elegant oak staircase and fireplaces. Today the house is a much loved family home which combines beautifully presented and comfortable living space ideal for both every-day living and larger scale entertaining.

The front door opens into the entrance hall and leads into the central reception hall from where the views over the estuary and to Cardigan Bay can be enjoyed. The drawing room has a fine marble fireplace and a double aspect with estuary views to the front and a bay with views over the gardens to the hills. The dining room is an equally striking room with views and opens to the conservatory which runs along the south gable of the house and offers space for both sitting and dining and provides access to the gardens.

The bespoke fitted kitchen has a four oven AGA range, breakfast area and there is a cosy oak panelled study beyond and supporting kitchen stores and utility room off the rear hall.

The oak staircase leads to a wide landing off which lead the three principal bedrooms, all with spacious en suite bathrooms with underfloor heating. The bathroom to the master bedroom has been recently fitted to include a walk in shower and a slipper bath positioned to enjoy the sweeping estuary views which would enhance any bathing experience. A separate staircase leads to a further bedroom suite.

Trefri Lodge

Recently refurbished, Trefri Lodge is a spacious house with its own pretty garden and superb views. The sitting room has French windows opening to a south facing balcony. There is a recently fitted kitchen, bathroom and two bedrooms. Being split level, there is a staircase leading down to a further flexible living area with access to a terrace and private garden to the rear.

Outbuildings

Beyond Trefri Lodge is a traditional court yard with a range of well-maintained and versatile buildings, garaging and workshop. A traditional building known as the Boat House, has been converted to create a home office and combines as a party room with French windows opening to a wide decked area above the "harbour".

The house is a much loved family home





Garden and grounds

The house stands surrounded by beautiful gardens designed to create “rooms” and vistas, with mature shrubs and borders, seating areas, walkways, a sheltered walled garden, productive kitchen garden and orchard. Rare shrubs and trees thrive in the special coastal micro climate and while structured, the garden has a natural flow and has been stocked to minimise its upkeep. There are various points at which the private tidal beach can be accessed.

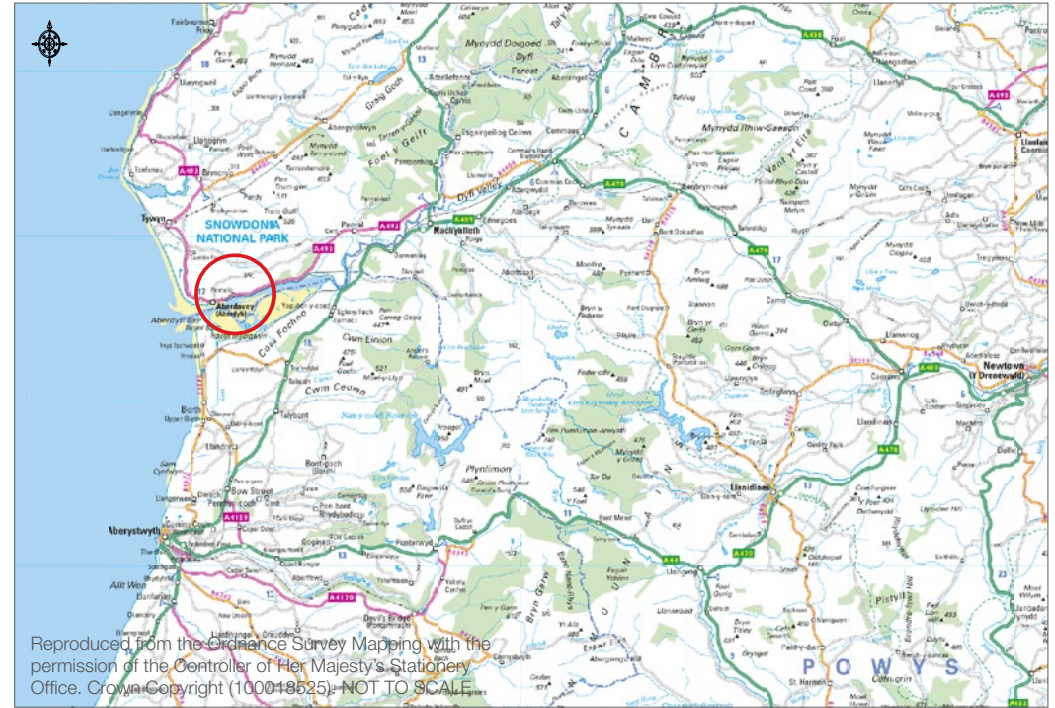
To the side of the house is a castellated walkway and bridge which leads across to the island; a wooded rocky outcrop with pathways leading round to the castellated folly to the Western end.

The famous Cambrian Coastal Railway runs through a cutting to the North of the house. There is a regular two carriage train which runs from Shrewsbury to Pwelli, stopping at nearby Aberdovey, along with the occasional steam train on high days and holidays. Two small sections of land beyond the garden are presently rented by the current owner from British Rail.

Location

Trefri Hall stands on what has to be one of the most beautiful sites on the Welsh Coast. Built on a rocky promontory on the water's edge of the breath-taking Dovey Estuary, it enjoys magnificent views out to the Cardigan Bay and South to the Dyfed Hills. On the southern edge of the Snowdonia National Park, the house is located on the fringes of the pretty coastal village of Aberdovey with its individual shops, pubs, restaurants and sheltered harbour. The area is noted for its mountain scapes, fine beaches, links golf course, stunning walks, sailing and water sports.

The coastal town of Tywyn is nearby with its range of further amenities, while Dolgellau and Machynlleth are easily accessible. The coastal railway line runs a regular service from Shrewsbury to Aberdovey.



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Property details

Listing: The house is Grade II listed

Services: Mains electricity. Private water and drainage. LPG fired central heating.

Council tax: Band H

Local authority: Gwynedd Council.
Telephone number 01766 771000.

Fixtures and fittings: Only those items known as fixtures and fittings will be included in the sale. Certain items such as garden ornaments, carpets and curtains may be available by separate negotiation.

Wayleaves, rights of way and easements: The property will be sold subject to and with the benefit of all wayleaves, easements and rights of way, whether mentioned in these particulars or not.

Directions: From Machynlleth take the A493 along the coastal road heading towards Aberdovey. The entrance to Trefri Hall will be found on the left hand side set into a high stone wall before reaching Aberdovey.

From Aberdovey take the A493 towards Machynlleth. On leaving the village with the Estuary to the right, continue for about one mile and the entrance will be found after approx. a mile.

Floorplans for Trefri Hall

Main House internal area 5,088 sq ft (472 sq m)

Garages internal area 435 sq ft (40 sq m)

Annexe internal area 1,423 sq ft (132 sq m)

Summer House internal area 220 sq ft (20 sq m)

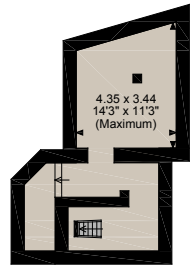
Stores & Beach Store & External Room internal area 682 sq ft (63 sq m)

Workshop internal area 339 sq ft (31 sq m)

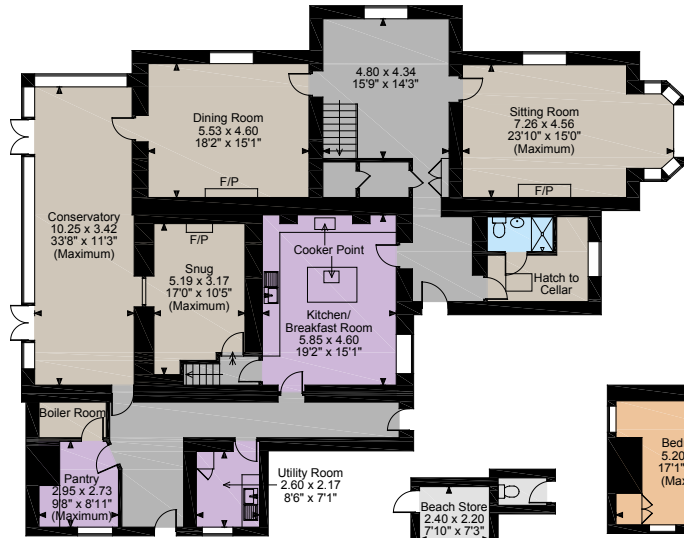
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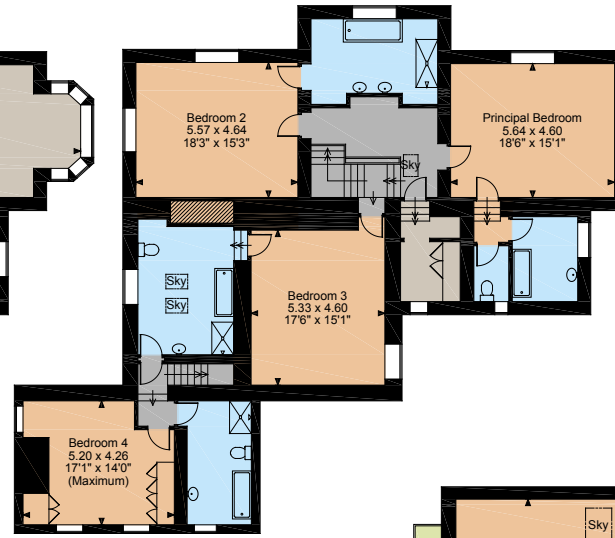
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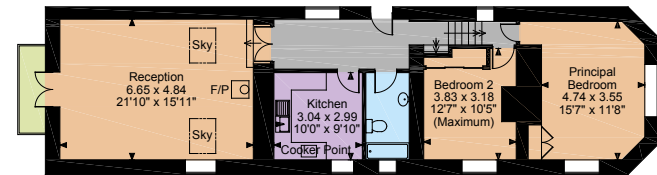
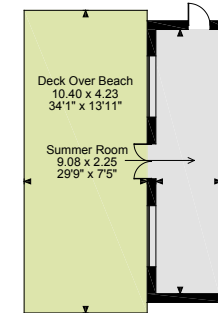
Cellar



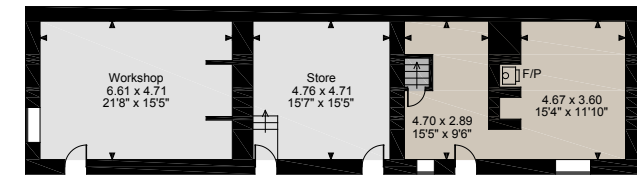
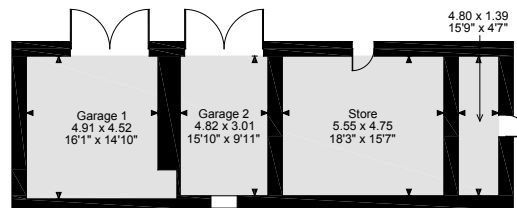
Ground Floor



First Floor



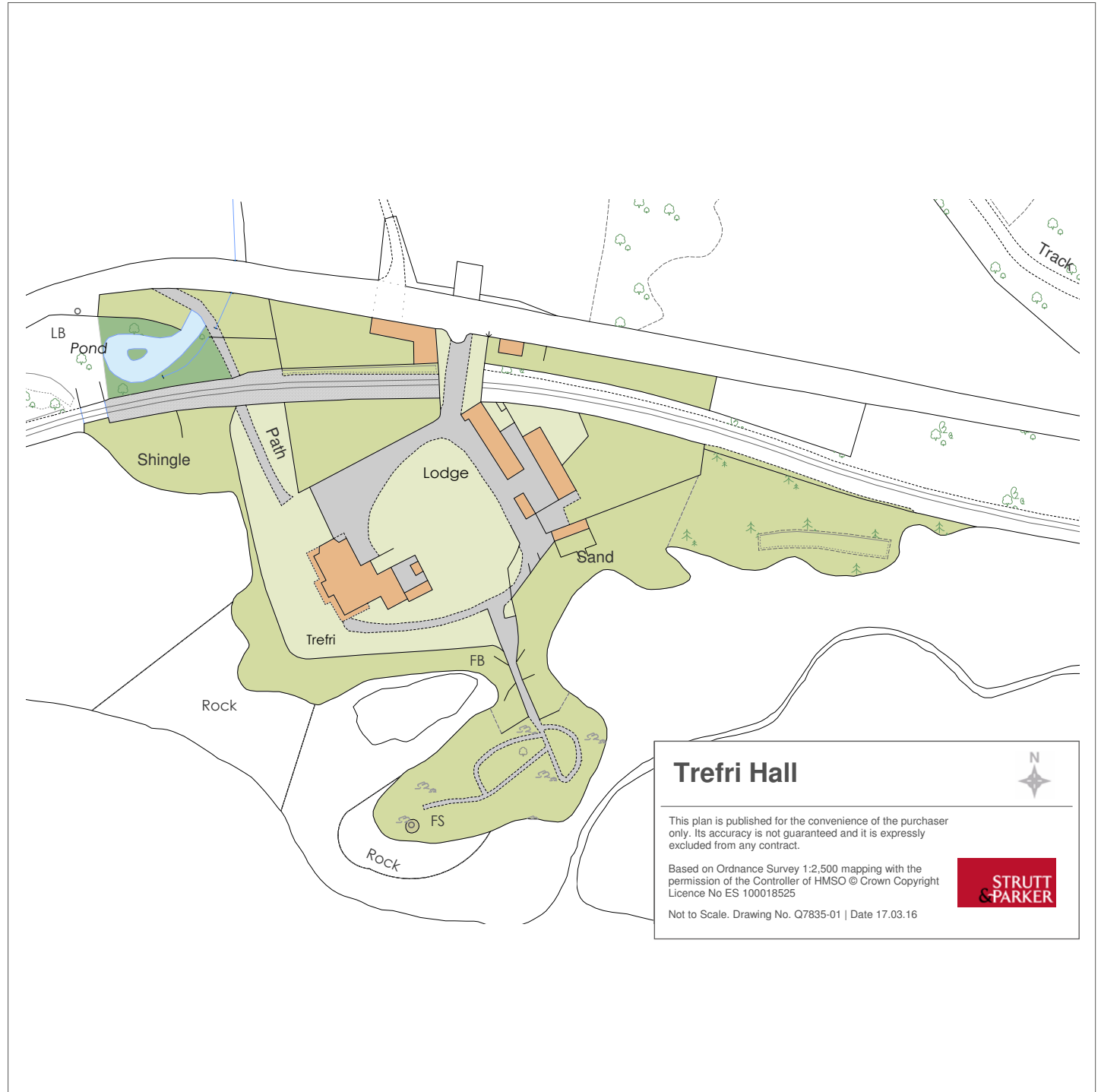
Annexe Ground Floor



Annexe Lower Ground Floor

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Strutt & Parker Shrewsbury
14 Shoplatch, Shropshire SY1 1HR

+44 (0)1743 284200
shrewsbury@struttandparker.com

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and Scotland, including 10 offices
in Central London

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