



Cefn Castell, Criccieth, Gwynedd

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Cefn Castell Criccieth Gwynedd LL52 0SA

A landmark, award winning, contemporary coastal home with spectacular views across Cardigan Bay to the Eryi Snowdonia Mountains.

A497 0.1 miles, Criccieth Station 0.8 miles
(Pwllheli 14 mins), Porthmadog 5.7 miles

Sitting area | Kitchen | Dining area | Utility
3 Bedrooms with en suite bath/shower rooms
Gardens | Roof terrace | EPC rating C

The property

Cefn Castell, designed by renowned Manchester architects Stephenson Studio, is a secluded modernist villa which combines a contemporary frameless glass structure with local stone from a 400 year old clifftop cottage. The design was influenced by the maritime theme of coastal observation stations.

The house featured on Channel 4's Grand Designs and more recently on I'm a Celebrity Get Me Out of Here and was the winner of a national RIBA award. It has also been featured in a wide range of design and architecture publications.

The quality of construction and detailing is exemplary and resulted in the house being shortlisted as a national finalist in the LABC Awards.

There is 2000 sq. ft. of space with all rooms enjoying coastal views combined with intimate views linking internal spaces. Skyframe sliding glass panels provide access to the garden, rear courtyard and first floor terrace.
A covered walkway links the parking area to the

main 41' living area with panoramic sea views, a large skylight and designer furniture by Roche Bobois and Varrier (available by separate negotiation.)

The kitchen by Callaghan Interiors of London comprises a range of gloss cabinets with contrasting accents and luxury integrated appliances. The sitting area features a log burner by Brunner, two ground floor double bedrooms feature large oak offset pivot doors, bespoke wardrobes and bathrooms with generous walk in shower rooms. The 26' rear bedroom has a skylight spanning its width and integrates the stunning exposed stonework wall which surrounds the property on two sides whilst the second enjoys frameless corner glazing with exceptional views.

There's a well-equipped utility room which houses controls for the air source heat pump system.

A turned oak stairway rises to the first-floor bedroom which features a minimalist en-suite bathroom with walk in shower and bath. There are built in bespoke wardrobes along one wall. The bedroom and bathroom have spectacular coastal views of the Llyn peninsular to Abersoch to the West and Harlech to the East and there is access to a roof terrace through a sliding glazed unit.

Outside

The stone remains of a 400 year old existing ruined cottage were re-used for a new 2.8m monumental stone boundary wall offering exceptional privacy to residents and textural contrast using traditional stone wall building techniques of the local area. The new house separates from the stone wall with a glass slot roof, which delicately touches the wall. There is a large gravelled parking area, extensive lawn and mature shrub borders. A tiled sun terrace wraps around the building offering the ideal private space to admire the views, sunbathe and dine al fresco.







General

Local Authority: Gwynedd Council

Services: Mains electricity and water. Private drainage. Heat pump heating system.

Council Tax: Business rates

Fixtures and Fittings: All fixtures and fittings are excluded from the sale but may be available by separate negotiation.

EPC: C

Cefn Castell currently achieves a high end EPC 'C' rating of 79. By introduction of a wind turbine, solar cell heating and photovoltaics, this would achieve an EPC 'A' rating of 97. These may be considered 'add ons' to the site in the future.

Tenure: Freehold

Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

Price: £1,300,000

Agents note: Please note that the access road to the property is owned by a third party. This property enjoys a right of way across the access road mentioned above.



Location

The home is located in an SSSI in front of the Welsh Coastal path which provides access to the beach and a short ten minute walk to the pretty seafront holiday town of Criccieth, providing a wealth of local amenities including shops, friendly pubs and excellent restaurants.

The home sits within a picturesque seafront plot on the fringes of the popular and historic seafront village of Cricceith, with its plethora of amenities including a railway station with links to shops, a Post Office, restaurants, public houses and golf and tennis clubs. The nearby towns of Pwllheli and Porthmadog on the peninsula provide a range of further shopping, educational and recreational facilities, with the A497 and A55 expressway offering convenient road links.

Directions

From Porthmadog, follow the A497 westbound for just over 5.5 miles before turning right and shortly left, where the property will be on the right.

What3words

The what3words app will take you to the precise property location.

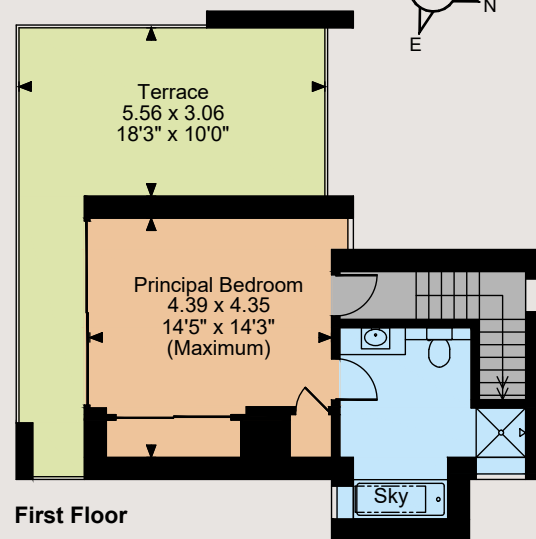
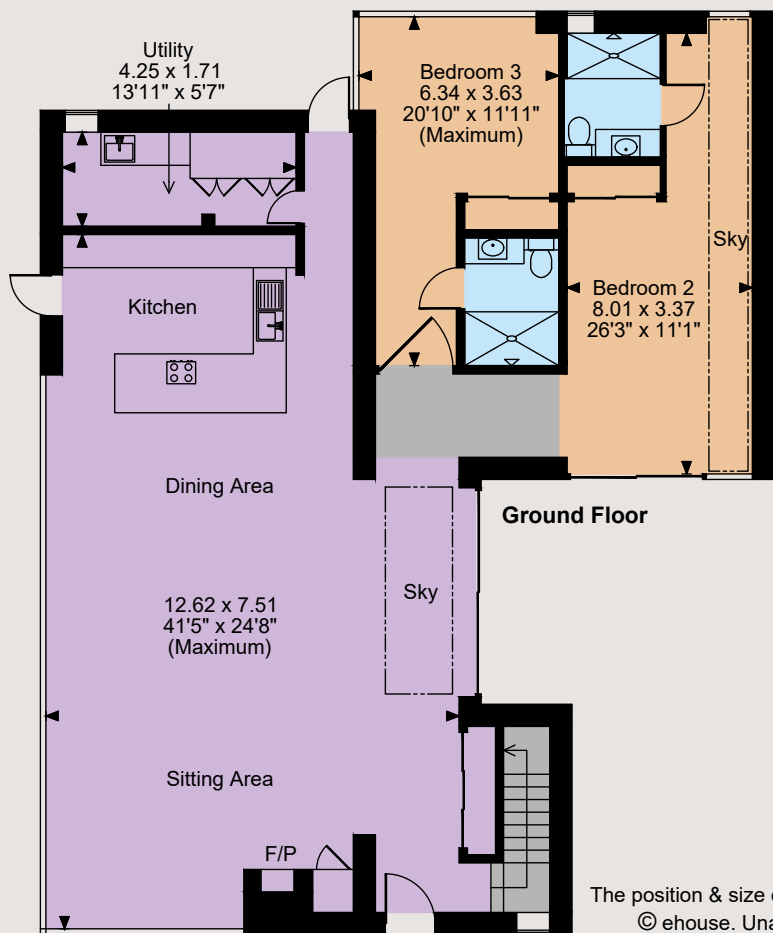
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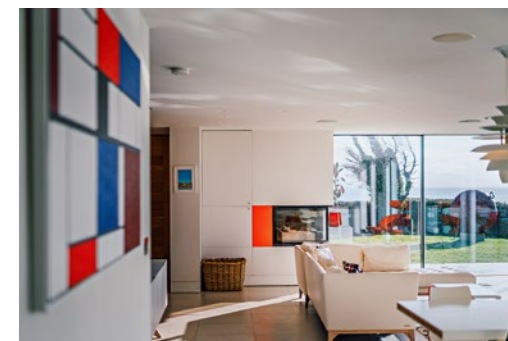




Floorplans
House internal area 2,058 sq ft (191 sq m)
For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.
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