



Bryntirion

Gwynedd

A magnificent Grade II* listed house with additional accommodation and extensive grounds, in a stunning private setting

Bryntirion, Y Felinheli, Gwynedd, LL56 4JX

A38 1.5 miles, Bangor town centre 3.9 miles, Bangor mainline station 4.0 miles,
Caernarfon 5.0 miles

Features:

Main house: Drawing room | Sitting room | Dining room
Family room | Gym | Kitchen/breakfast room | Utility
Cloakroom | Principal bedroom with dressing room &
ensuite bathroom | 4 Further bedrooms (1 en suite) | Family
bathroom | Shower room | Study | 2 Cellars | EPC rating D

Annexe: Kitchen/sitting room | Principal bedroom with en
suite bathroom | Utility | 2 Further bedrooms
Shower room

First floor flat: Kitchen/dining/sitting room | Principal
bedroom with en suite shower room | 2 Further bedrooms
Family bathroom

Grooms Cottage: Sitting room | Kitchen | 2 Bedrooms
Bathroom

Outbuildings and grounds: 2 Barns | Stables | Gardens &
grounds | Paddocks | Woodland

About 29 acres in all





The property

Bryntirion is a fine Grade II* listed country house in an idyllic rural North Wales setting. The property, thought to date from the late 17th century, enjoys a rich history with the main house undergoing a late Georgian remodelling early in the 19th century. The former owners of Bryntirion held onto it and its land (despite all the surrounding land being bought by the Vaynol Estate owners) until the 1830's at which time it moved to the ownership of the Vaynol Estate, using it as the home and office of the Agent of the Estate. Vaynol Park (Parc Y Faenol in Welsh) lies on the mainland side of the Menai Strait and comprises over 1000 acres of parkland, including a garden laid out in Elizabethan times, parkland designed in 1820, and woods dotted with a castellated tower from the Napoleonic War era, mausoleum, and boat house. The Vaynol Estate parkland is contained within a stone wall 7 miles long and holds over 30 listed buildings including an Elizabethan chapel and a seventeenth century tithe barn.

The main house totals more than 11,000 square feet, with elegant period details including sash windows, cornicing and original fireplaces, five ground-floor reception rooms including the sitting room with its tall, west-facing bay window. There is also a drawing room, a family room, a home gym and a useful private study, while towards the rear there is a 27ft open-plan kitchen and breakfast room with fitted units, a central island with a breakfast bar, a split butler sink, an Aga and a range cooker.

There are five bedrooms arranged across the first and second floors. The luxury principal bedroom has a large dressing room and ensuite bathroom with bath and separate shower. The first floor is complete with two further bedrooms, one of which is ensuite, a family bathroom and additional W.C. The second floor concludes the main house accommodation with two bedrooms, a shower room, and a family room with bay window.

Additional accommodation includes the annexe, the first-floor apartment and the detached coach house. Together they offer more than 4,000 square feet of well-presented living space, and are ideal for rental income, or for use by guests and family members.

Outside

The house and outbuildings enjoy 26 acres of stunning rolling grounds, which border National Trust land. At the entrance, the tree-lined driveway leads to the house, cottage and other outbuildings, with plenty of parking available in front of the house and around the site. The walled rear gardens to the main house include a spacious patio area, gravel terracing and rolling lawns, while the cottage has its own private rear garden. The wider grounds have far-reaching meadows and fenced paddocks, as well as mixed amenity woodlands. Outbuildings include two barns, a store and a stables block, which provide the potential for conversion and development, subject to planning consents. Grooms Cottage – planning is in place on this property Ref: C21/1042/25/LL, granted 05/22 not commenced.

Location

Y Felinheli is a small and peaceful waterside village on the banks of the Menai Strait between Bangor and Caernarfon. The village provides various everyday amenities, including local shops, restaurants and cafés, as well as being a bustling and vibrant hub for sailing, with its busy marina. Four miles away, Bangor offers easy access to a wealth of further facilities, including high street shops, large supermarkets and leisure facilities, while historic Caernarfon is just five miles away. Local schooling includes a primary school in Y Felinheli, as well as in neighbouring Bethel, while secondary schools can be found in both Bangor and Caernarfon. The area is well connected by road, with the A38 less than two miles away and rail services available from Bangor. As well as watersports, the area benefits from easy access to the stunning mountain landscapes of Eryri National Park (Snowdonia) and the beautiful coastline of Anglesey.







Directions

From junction 9 of the A38, take the A487 south towards Caernarfon and after 0.6 miles, at the roundabout, take the third exit onto the B4547. Continue for 0.8 miles, then take the lane on the right. After 100 yards, you will arrive at the entrance to the property.

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General

Local Authority: Gwynedd Council

Services: Mains water and electric, private drainage (the septic tank was installed prior to 1983 and is exempt from regulations). Oil Central heating in Main House, LPG gas central heating in Coach House.

Council Tax: House: Band I - Annexe: Band G

Tenure: Freehold

Guide Price: £2,850,000

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

Agents Note: There are Tree Preservation Orders on the property. The Vendor enjoys shooting rights across neighbouring property. Contact the Agent for more information.

Planning: Prospective purchasers are advised that they should make their own enquiries of the local planning authority.

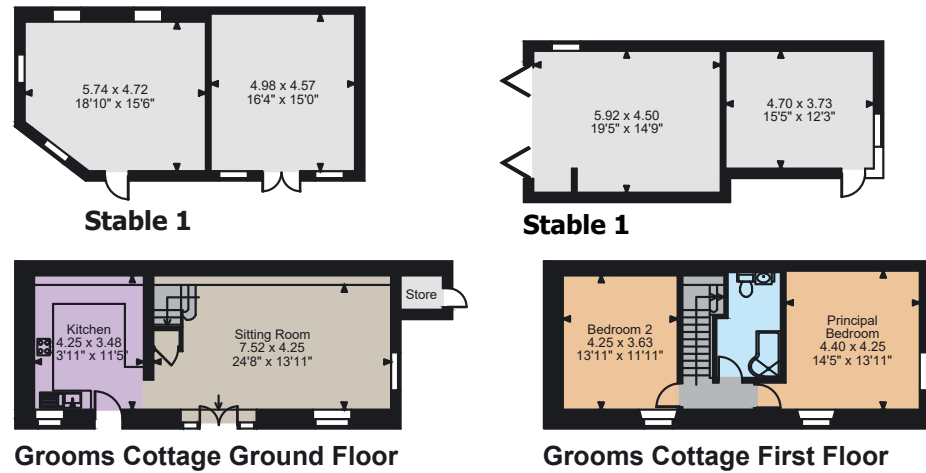
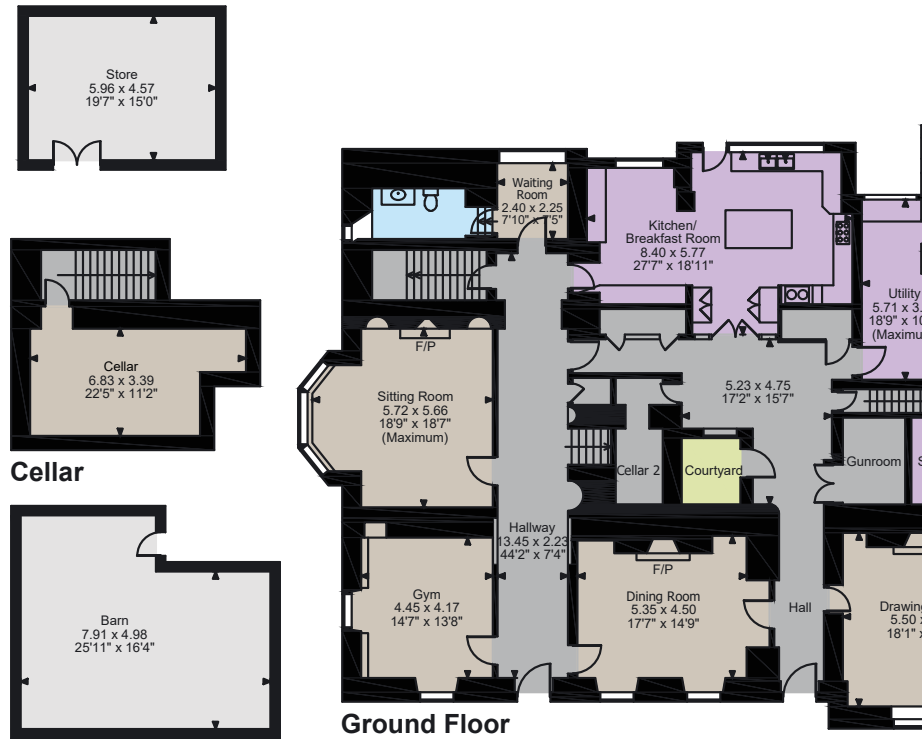




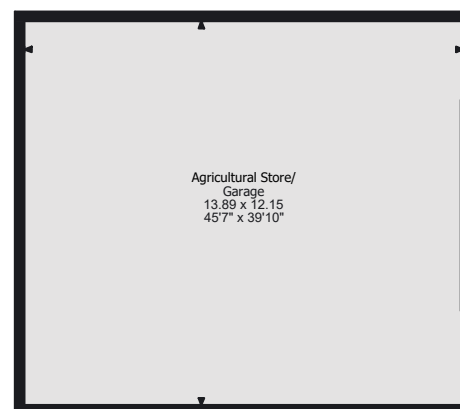
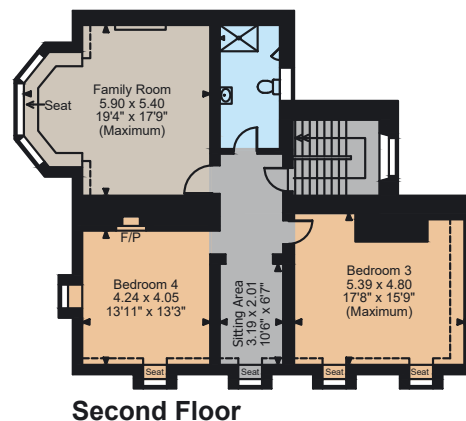
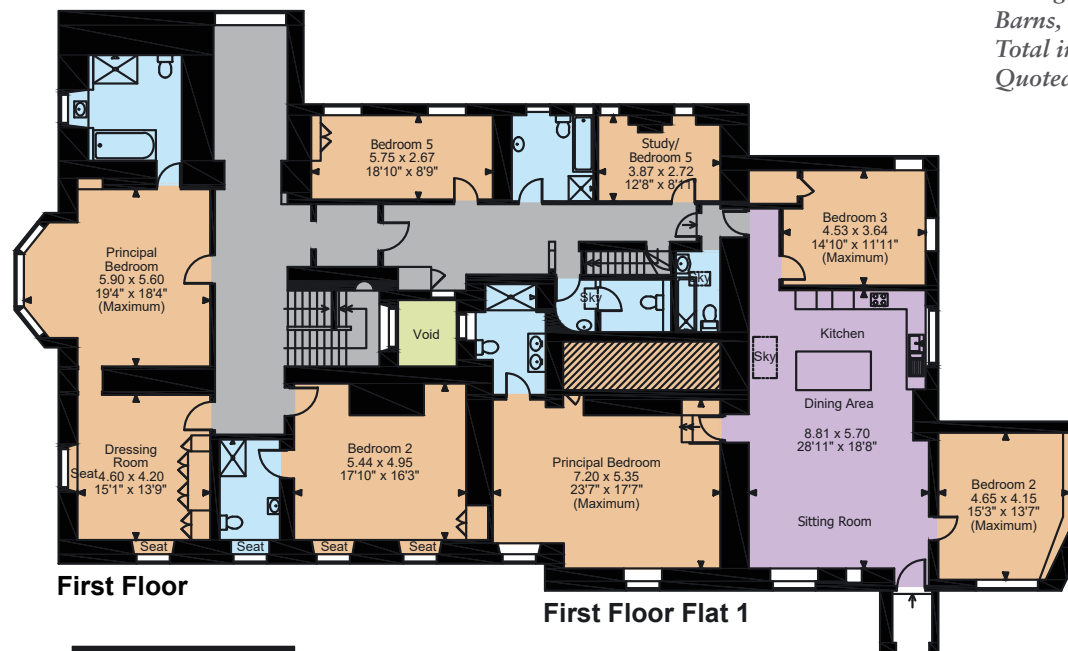
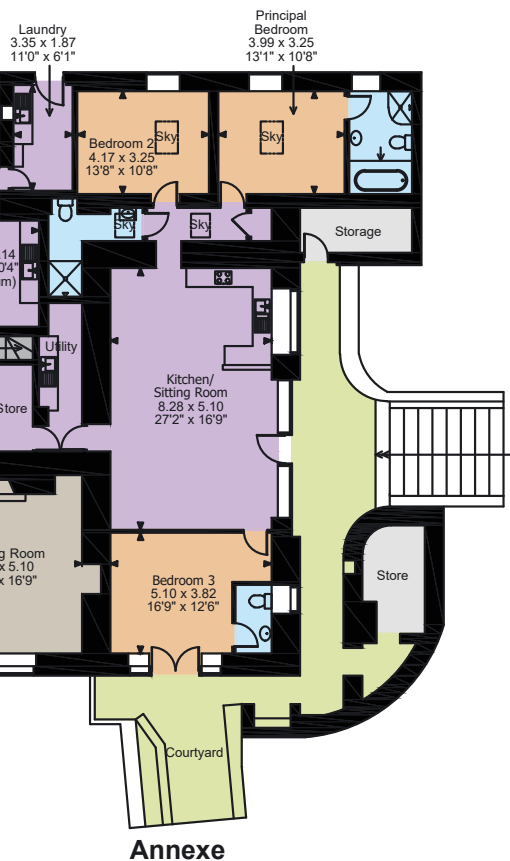
Coach House



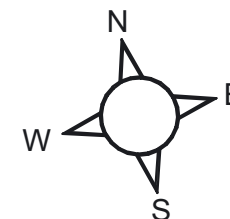
First Floor Flat



The position & size of



Bryntirion, Y Felinheli, Gwynedd
 Main House internal area 7,158 sq ft (665 sq m)
 Annexe internal area 1,414 sq ft (131 sq m)
 Flat 1 internal area 1,724 sq ft (160 sq m)
 Cottage internal area 1,030 sq ft (96 sq m)
 Barns, Stables & Store internal area 3,626 sq ft (337 sq m)
 Total internal area 14,952 sq ft (1,389 sq m)
 Quoted Area Excludes 'External Stores'



doors, windows, appliances and other features are approximate only.

□□□ Denotes restricted head height

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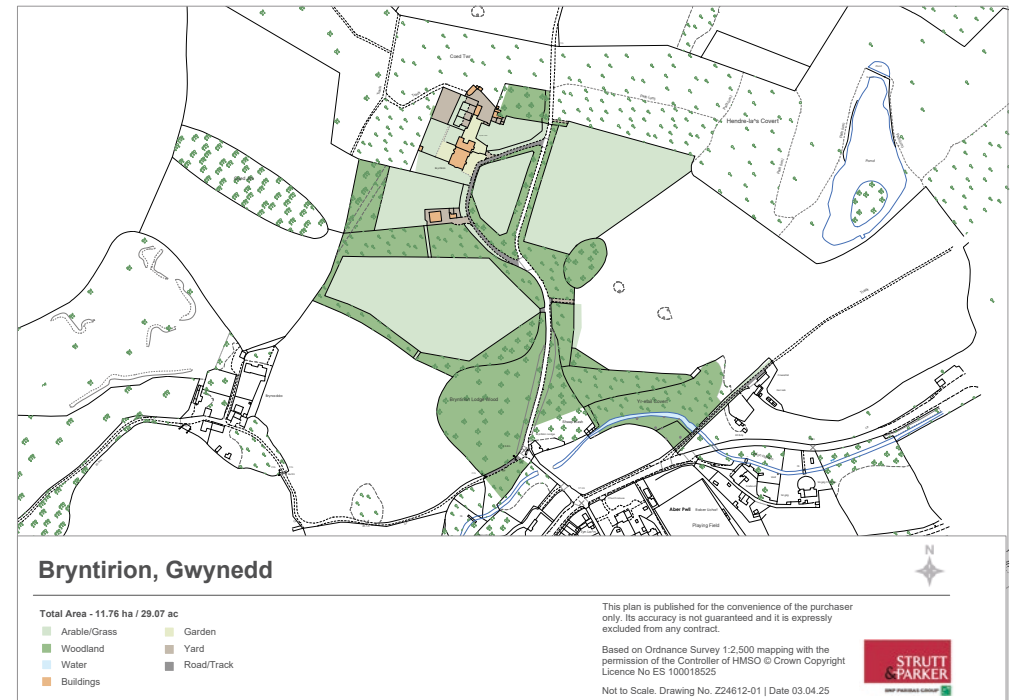
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