



Tall Trees, Llanbedrog, Pwllheli, Gwynedd. LL53 7TG

- DETACHED GARAGES WITH OWNERSHIP OF THE DRIVEWAY
- PANORAMIC SEA VIEWS FROM AN ELEVATED POSITION
- SHORT WALK TO THE BEACH AND SHOPS/PUB
- GENEROUS PLOT WITH MATURE GARDENS
- MASTER SUITE WITH STUNNING VIEWS
- EXCEPTIONAL ENTERTAINING & SEPARATE FAMILY SPACE
- STANDING IN JUST UNDER 1 ACRE OF PRIVATE GROUNDS
- 24 SOLAR PANELS WITH BATTERY STORAGE

PROPERTY DESCRIPTION

Perched in a commanding, elevated position within the highly sought-after coastal village of Llanbedrog, Tall Trees is a residence that truly lives up to its name. This magnificent property offers a rare blend of privacy and scale, framed by some of the most breathtaking panoramic sea views found anywhere on the Llyn Peninsula.

Approached via a private front courtyard, the home is set within just under an acre of beautifully manicured, mature gardens. The grounds are as functional as they are beautiful, featuring two detached garages that provide ample space for vehicle storage, workshops, or the essential coastal gear required for life by the water. To the rear, an expansive patio serves as a front-row seat to the ocean, perfectly positioned to capture the sun and the shifting colours of the bay.

Inside, the home has been designed to celebrate its coastal backdrop through an expansive, open-plan living heart. The kitchen is notably sizeable, catering to both the enthusiast chef and the busy family, with the unique luxury of sea views directly from the kitchen sink. This space flows naturally into a bright dining and sitting area, where large French doors swing open to the rear patio, creating an effortless transition for indoor-outdoor entertaining. For quieter moments, a separate, cozy snug provides a warm retreat that never loses sight of the water.

The sleeping quarters are equally impressive, comprising four very sizeable double bedrooms. The principal suite is a particular highlight, featuring large picture windows that frame the coastline like a living work of art, along with the convenience of a modern ensuite shower room. The three additional bedrooms offer generous proportions, ensuring comfort and space for family and guests alike.

The location of Tall Trees is perhaps its most compelling feature. The renowned Glyn Y Weddw pub is practically on your doorstep for an evening meal, while a gentle five-minute stroll brings you to the sheltered sands of Llanbedrog Beach and the vibrant Aqua Bar. When you crave the energy of the sailing circuit, the fashionable village of Abersoch is just a five-minute drive away, making this the ultimate base for enjoying the very best of North Wales.

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

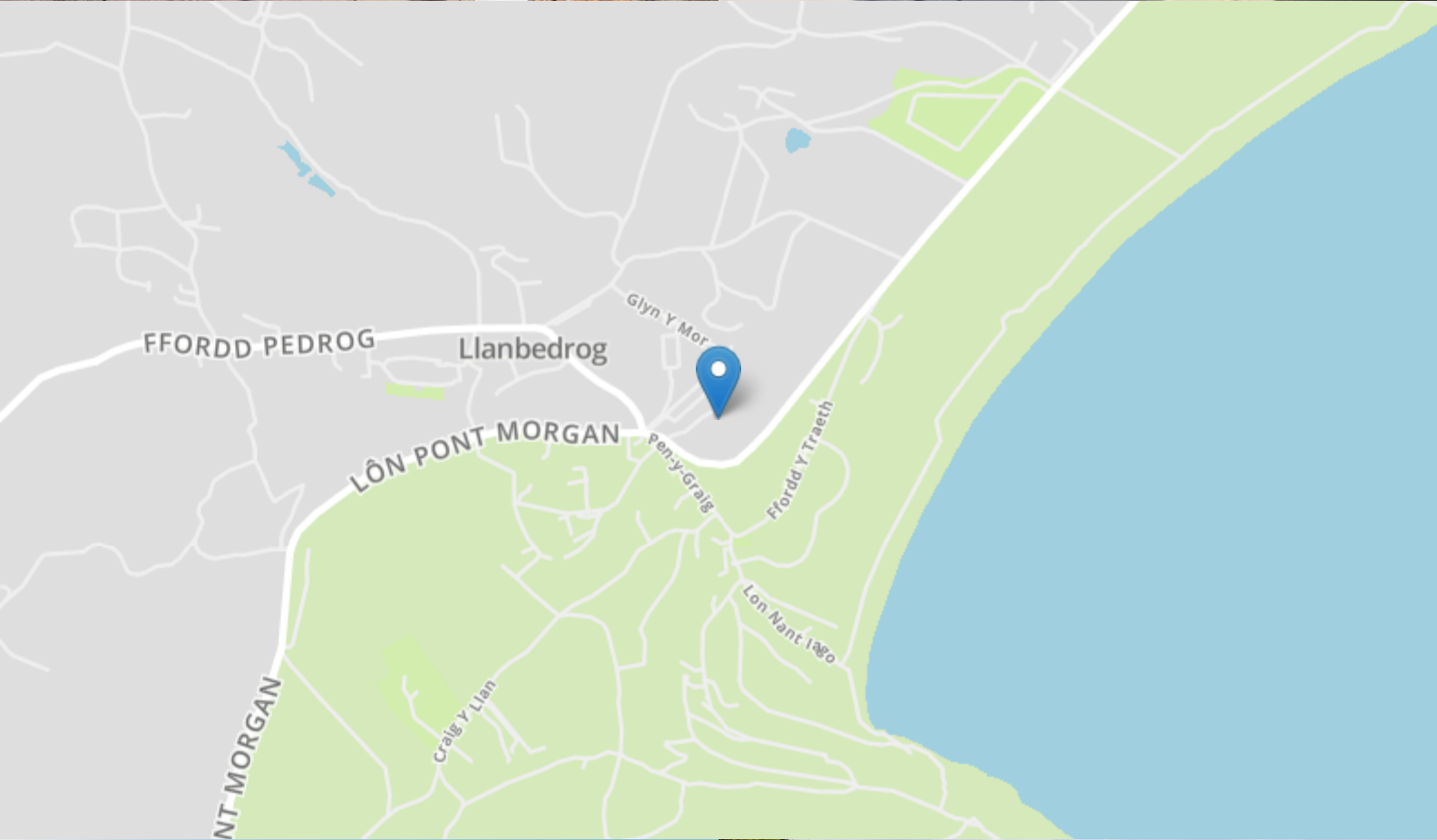
Services Mains water and electricity, septic tank

Location Information Pwllheli 6.4 miles . Porthmadog 19.6 miles . Bangor 36.1 miles . Chester 97.1 miles . Shrewsbury 94.1 miles . Manchester 132 miles. Viewing is strictly by appointment only with Elvins Estate Agents

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MATERIAL INFORMATION

Council Tax: Band F

N/A

Parking Types: Allocated. Driveway. Garage. Off Street.
Permit. Rear. Residents.

Heating Sources: Central. Double Glazing. Oil. Solar.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Private Supply.

Broadband Connection Types: None.

Accessibility Types: None.

EPC Rating: C (78)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property?

No

Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No

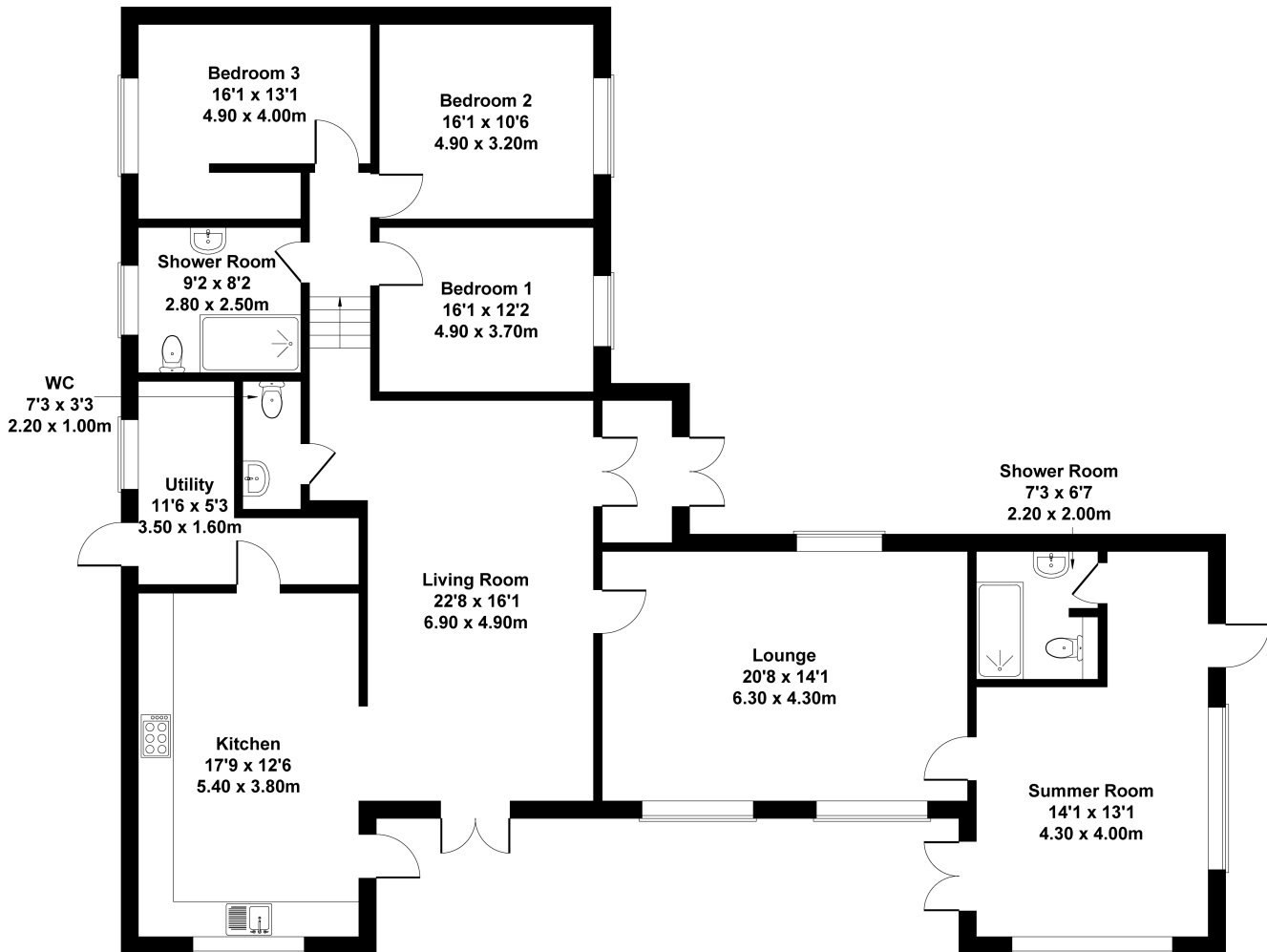


FLOORPLAN & EPC



Tall Trees Llanbedrog

Approximate Gross Internal Area
1851 sq ft - 172 sq m



Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	78	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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