



# Hen Ficerdy, Abererch, Pwllheli, Gwynedd. LL53 5YH

- STUNNING SEA AND MOUNTAIN VIEWS
- CENTRAL HEATING & LOG BURNERS
- GENEROUS GARDENS
- CHARACTER FEATURES
- PRIVATE LOCATION
- 3000 SQFT

## PROPERTY DESCRIPTION

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Nestled on the fringes of the charming village of Abererch, Hen Ficerdy stands as a testament to timeless architecture and sympathetic modern refinement. This substantial 3,000 sq ft residence offers a rare blend of grand Victorian-era proportions and the comforts of contemporary living, all set against a backdrop of breathtaking panoramic sea and mountain views.

The property has been meticulously maintained and modernised, ensuring that its historic soul remains intact. Throughout the home, you will find exquisite period details including soaring high ceilings, elegant picture rails, original internal doors, and beautifully restored wooden flooring.

The grand yet inviting living room serves as a perfect space for quiet evenings, featuring a large log burner that acts as a warm focal point. The true hub of the home is the expansive open-plan kitchen and dining area, designed specifically for modern family life and seamless entertaining. With four distinct reception rooms, the property offers unparalleled flexibility, making it ideal for a home office, a formal library, or a dedicated media room.

Spread across two floors, the living quarters are designed with scale and comfort in mind. The five generous double bedrooms each offer ample space and light, providing a peaceful retreat for family and guests alike. These are complemented by two family bathrooms and two en-suite bathrooms, which are thoughtfully positioned and finished to a high standard to cater effortlessly to a large household.

Situated just a stone's throw from the bustling seaside market town of Pwllheli, Hen Ficerdy enjoys the best of both worlds: a tranquil, semi-rural atmosphere with convenient access to local amenities. A stunning sandy beach is located just a few minutes' drive away, perfect for morning swims or sunset strolls, while the property is surrounded by a network of countryside walks offering endless opportunities to explore the natural beauty of the Llŷn Peninsula. Whether looking toward the peaks of Snowdonia or the sparkling waters of Cardigan Bay, the vistas from this property are truly world-class.

Hen Ficerdy is more than just a house; it is a piece of local history updated for the modern connoisseur. Internal viewing is essential to appreciate the sheer scale and quality of finish on offer.

### 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 – G

Services Mains water, drainage and electricity. Oil fired central heating. Log burner

### Location Information

Pwllheli 1.9 miles . Porthmadog 12 miles . Bangor 29 miles . Chester 88 miles . Shrewsbury 86 miles . Manchester 126 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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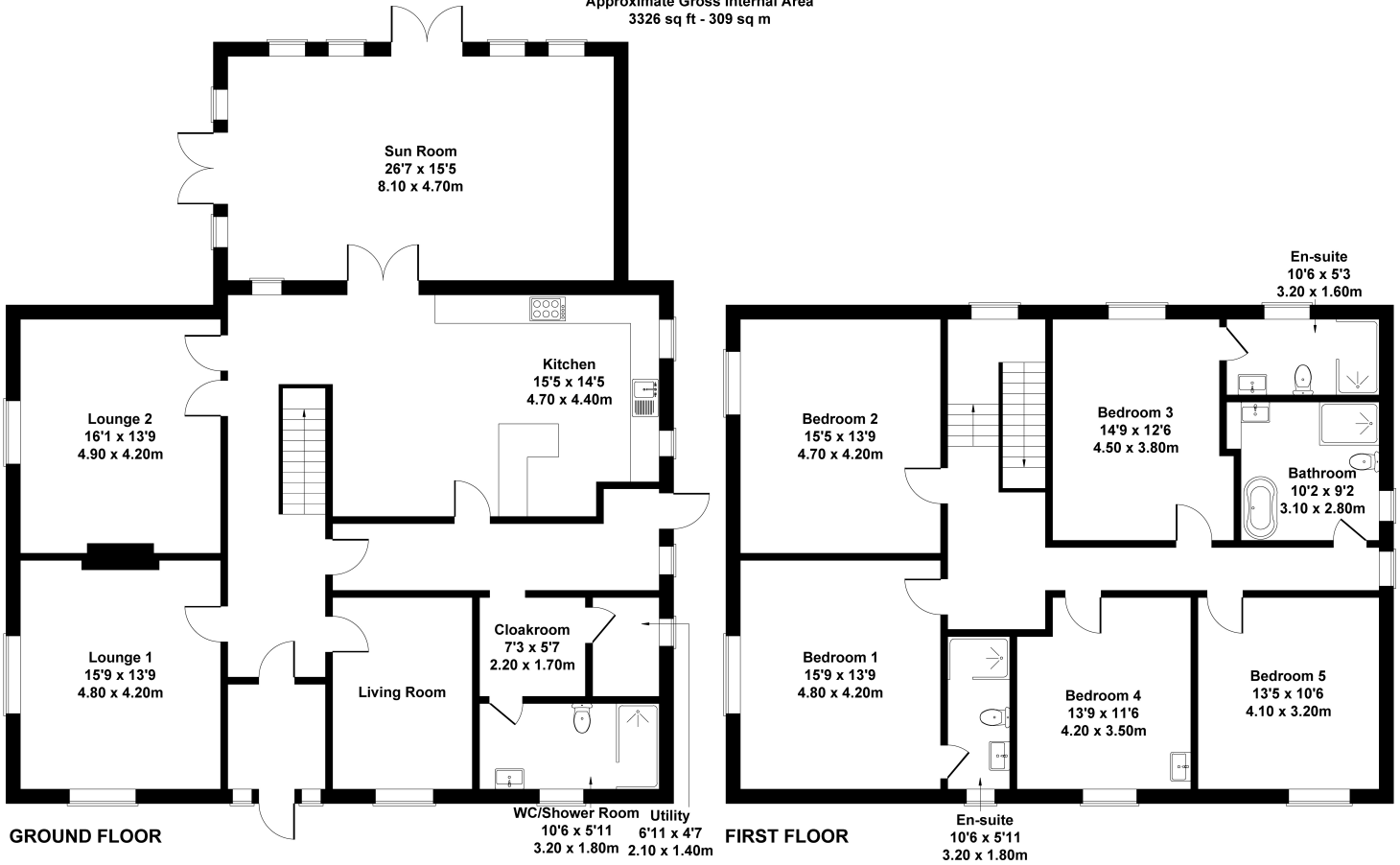


# FLOORPLAN & EPC

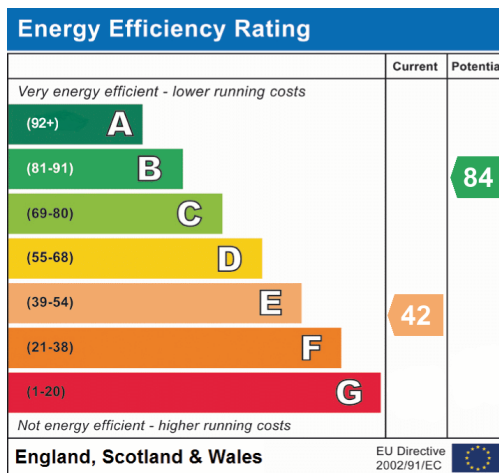


## Hen Ficerdy

Approximate Gross Internal Area  
3326 sq ft - 309 sq m



Not to Scale. Produced by The Plan Portal 2026  
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Elvins Estate Agents  
6 High Street, Abersoch, LL53 7DY  
01758 712003  
sales@elvinsstateagents.co.uk