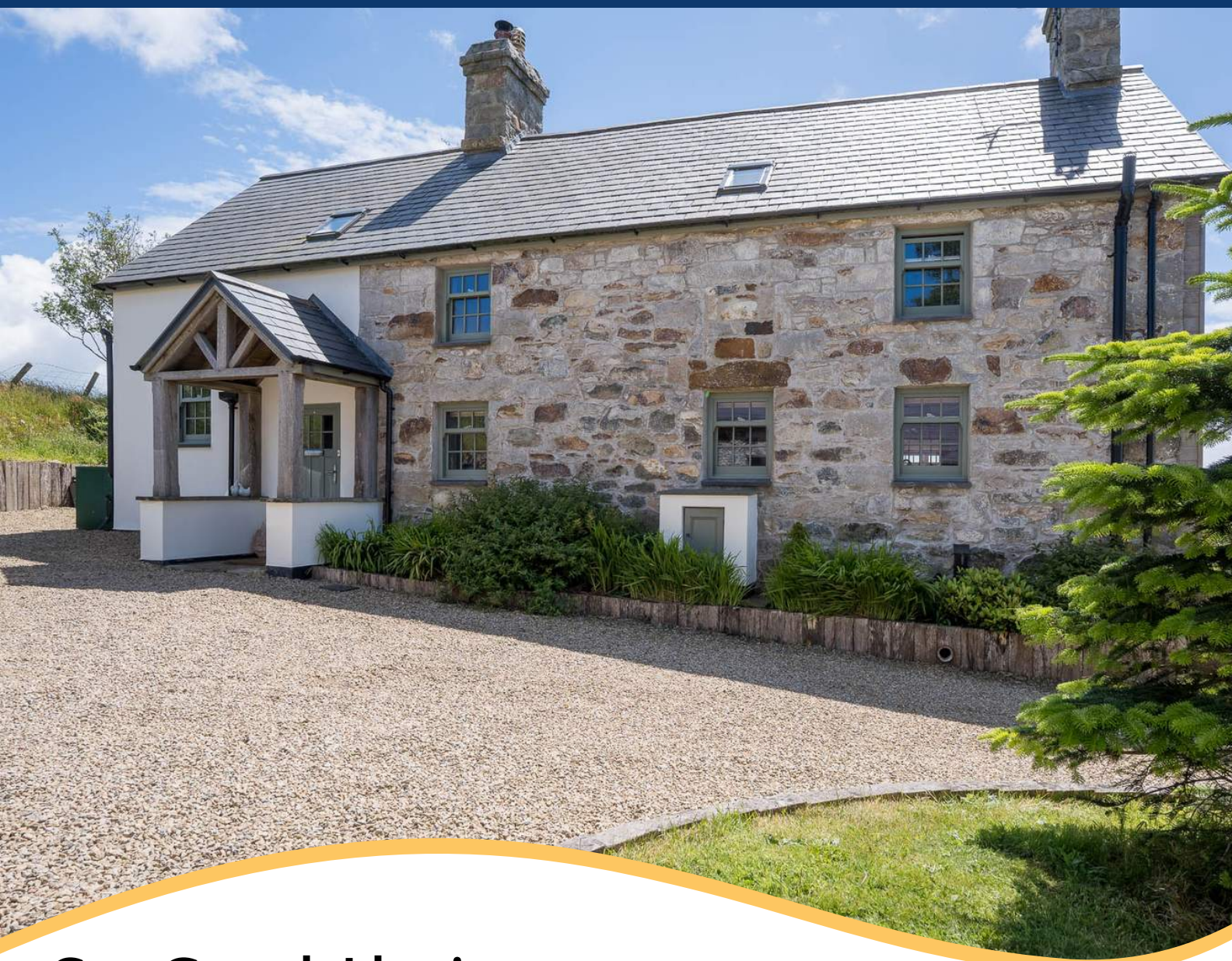




Cae Ganol, Llaniestyn, Pwllheli, Gwynedd. LL53 8PS

- FAR REACHING SEA AND COUNTRYSIDE VIEWS
- RURAL LOCATION
- OUTBUILDINGS
- STATIC CARAVAN IN THE GROUNDS
- MULTI PURPOSE SUN-ROOM
- LOG BURNERS
- UNDERFLOOR HEATING
- 1.25 ACRES

PROPERTY DESCRIPTION

Sitting proudly in an elevated position in the heart of the glorious Llŷn Peninsula, but only 4 miles from Abersoch village, Cae Ganol is a magnificently renovated and extended detached Welsh stone residence. This enchanting home enjoys breathtaking, panoramic countryside and sea views stretching across to Porth Neigwl (Hell's Mouth Bay) with Mynydd Rhiw framing the foreground. Painstakingly and sympathetically restored, Cae Ganol seamlessly blends its rich period charm with high-end contemporary elegance. The result is a premium country home where character features meet modern luxury—a property that truly must be seen to be fully appreciated.

Step inside to a home defined by quality craftsmanship, featuring bespoke light oak internal doors, a stunning contemporary oak staircase, and natural slate underfloor heating throughout the ground floor.

The heart of the home is a splendid, open-plan living kitchen boasting premium granite worktops, a Belfast-style stone sink, a large central island with a breakfast bar, and a gas fired range cooker. The cozy living area centers around a feature fireplace with a stone lintel and a premium Clear View multi-fuel burner.

A wide opening flows effortlessly from the kitchen into a spectacular sun room extension. This light-filled lounge features picture windows on three sides and bi-fold doors opening onto the gardens, framing the dramatic coastal views perfectly. The ground floor is completed by a grand entrance hall, a practical utility room with garden access, and a stylish separate shower room with a WC.

Upstairs, a long, characterful landing leads to three beautifully appointed bedrooms, each offering windows that look out across the rolling countryside to the sea. The main bedroom features striking exposed stonework and beamed ceilings. Serving the bedrooms is a luxury family bathroom complete with a classic bath, beamed ceilings, and a chrome heated towel rail.

Outbuildings, Gardens & Grounds

Set within approximately 1.25 acres of private grounds, Cae Ganol offers incredible versatility, ideal for lifestyle buyers, hobbyists, or those seeking extra workspace.

The property features a handsome range of traditional stone-built, slate-roofed former Shippons, currently divided into four separate barns offering immense potential for development subject to planning. Nearby sits a detached, modernized stone outbuilding currently utilized as a games and garden room. Split into two versatile spaces, this room features power, quarry-tiled flooring, and exposed stone walls, with double doors opening directly onto the garden to make a perfect home office, studio, or games room.

Additionally, a centrally heated, 4/6 berth Willerby static caravan is tucked away on its own enclosed, private plot with open countryside views, offering excellent accommodation for guests. The property is approached via a long track opening onto a generous gravel parking and turning area. Beautifully landscaped rear lawns, gravel borders, and a wide paved sun terrace provide the ultimate backdrop for outdoor entertaining, while an adjacent, securely fenced grazing paddock is perfect for livestock or ponies.

Tenure

We believe the property to be Freehold, but potential purchasers should seek clarification from their solicitor prior to an exchange of contracts.

Services - Mains water and electricity, septic tank. Oil fired central heating.

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.

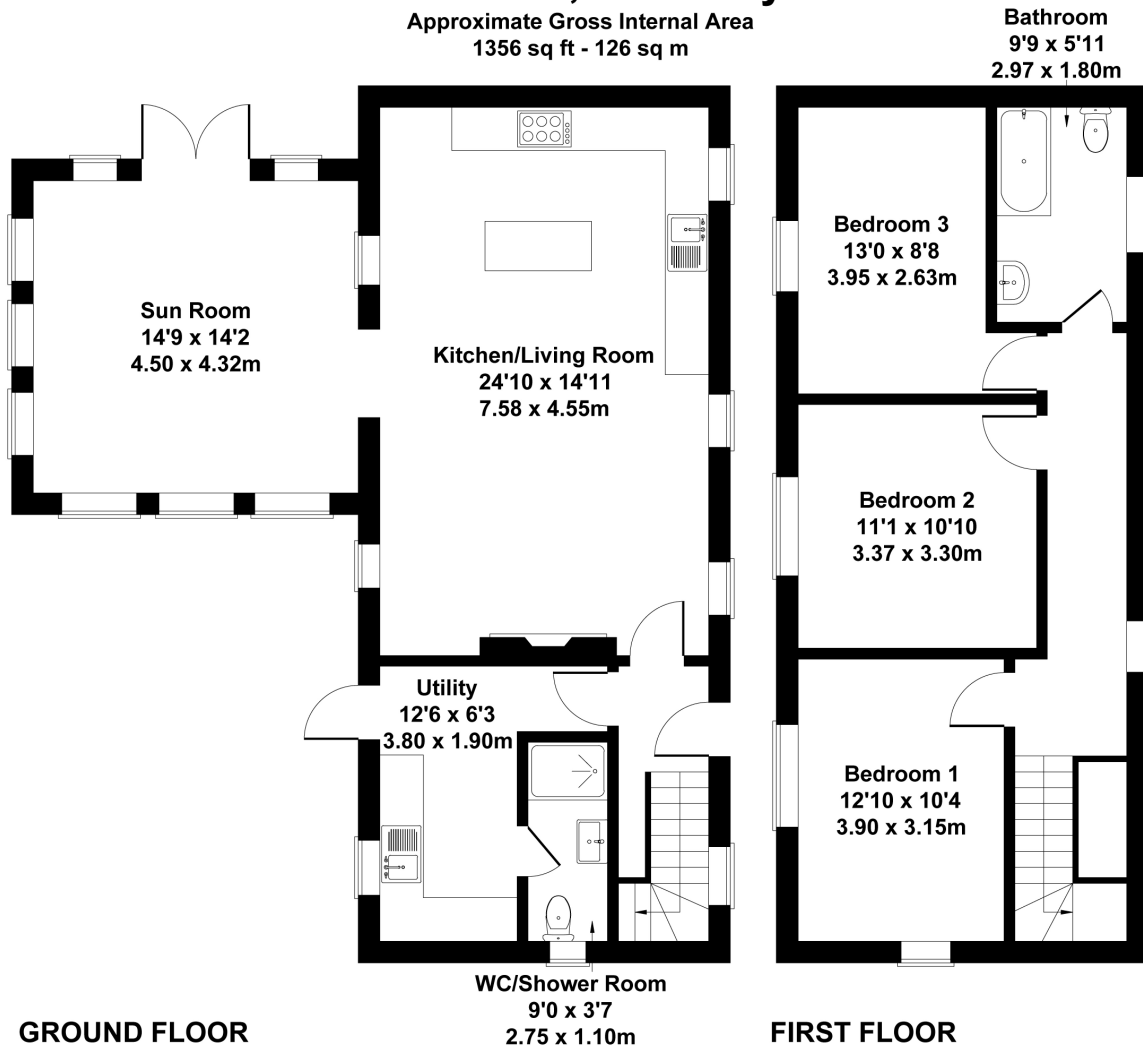
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Cae Ganol, Llaniestyn

Approximate Gross Internal Area
1356 sq ft - 126 sq m



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

