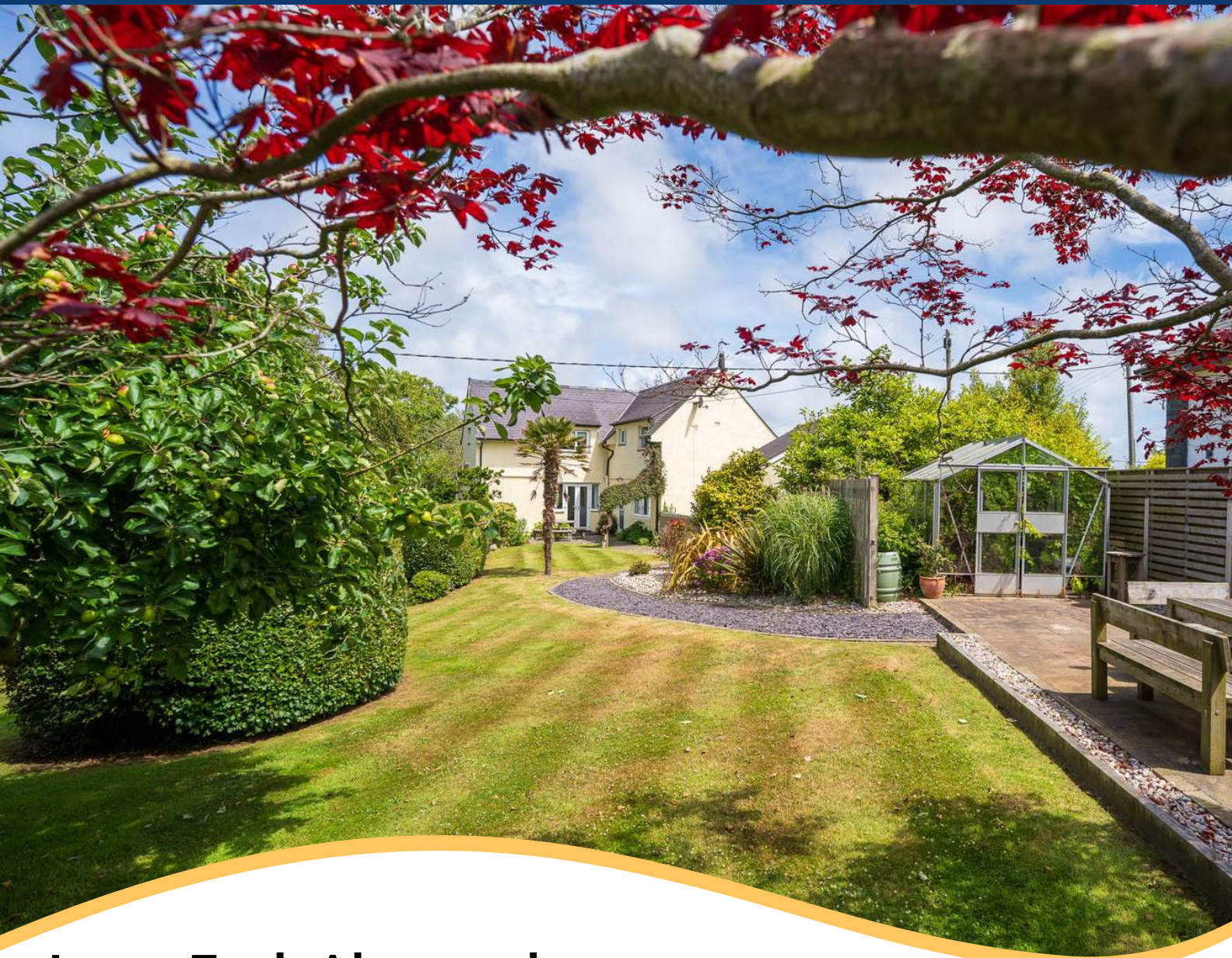




Lane End, Abersoch, Pwllheli, Gwynedd. LL53 7EL

- SEA VIEWS
- OFF ROAD PARKING FOR MULTIPLE VEHICLES
- DETACHED DOUBLE GARAGE
- SUCCESSFUL HOLIDAY LET, ACHIEVING 182 DAYS A YEAR
- SHORT WALK TO ALL BEACHES, PUBS AND SHOPS
- GENEROUS PLOT WITH BEAUTIFUL MATURE GARDENS

PROPERTY DESCRIPTION

A Meticulously Maintained Detached Coastal Gem with Sea Views & Proven Income. A highly sought-after position within a short, scenic stroll of Abersoch's vibrant village shops, traditional pubs, and golden sandy beaches, Lane End is a standout detached residence that truly lives up to the title of a hidden gem. Occupying an exceptionally generous plot, this two-storey property perfectly balances coastal convenience with good privacy.

The external space is where Lane End truly sets itself apart from the crowd. The current owner is a passionate, keen gardener who has meticulously designed and nurtured the expansive, manicured grounds. Enclosed by mature, established borders and trees, the garden is a completely private oasis featuring a beautiful array of flowers and strategically placed seating areas designed to chase the sun throughout the day. For those with vehicles or watercraft, a large detached double garage provides exceptional storage, complemented by a generous driveway.

Beyond a magnificent primary or second home, Lane End represents a highly lucrative asset. The property currently operates as a remarkably successful holiday let business, consistently achieving an impressive 182+ booking days per year. With its prime location, pristine condition, and rare plot size, it offers a turnkey investment with immediate, proven returns and endless lifestyle appeal.

The ground floor has been thoughtfully designed for both relaxed family living and effortless entertaining. A spacious yet cosy living room offers a peaceful retreat for the evenings with an open fire, triple aspect windows and access to the garden, while the kitchen flows into a bright dining room. From here, elegant French doors swing open directly onto the gardens, seamlessly blending indoor living with the outdoor spaces. A practical guest W/C rounds out the ground floor layout. Perfect for beach life, a separate utility room is independently accessed from the outside, tucked neatly beneath the kitchen to handle wetsuits, beach gear, and laundry away from the main living areas.

Upstairs, the first floor is dedicated to rest and relaxation, framing the property's enviable vantage point. The spectacular master bedroom is a South East-facing sanctuary, bathing in morning light and boasting elevated sea views over the manicured fairways of Abersoch Golf Course. This principal bedroom enjoys its own private en-suite, while two further bright, well-proportioned bedrooms are serviced by a comprehensive family bathroom complete with both a bathtub and a separate shower cubicle, alongside an additional separate W/C.

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 – N/A (Business rates apply)

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

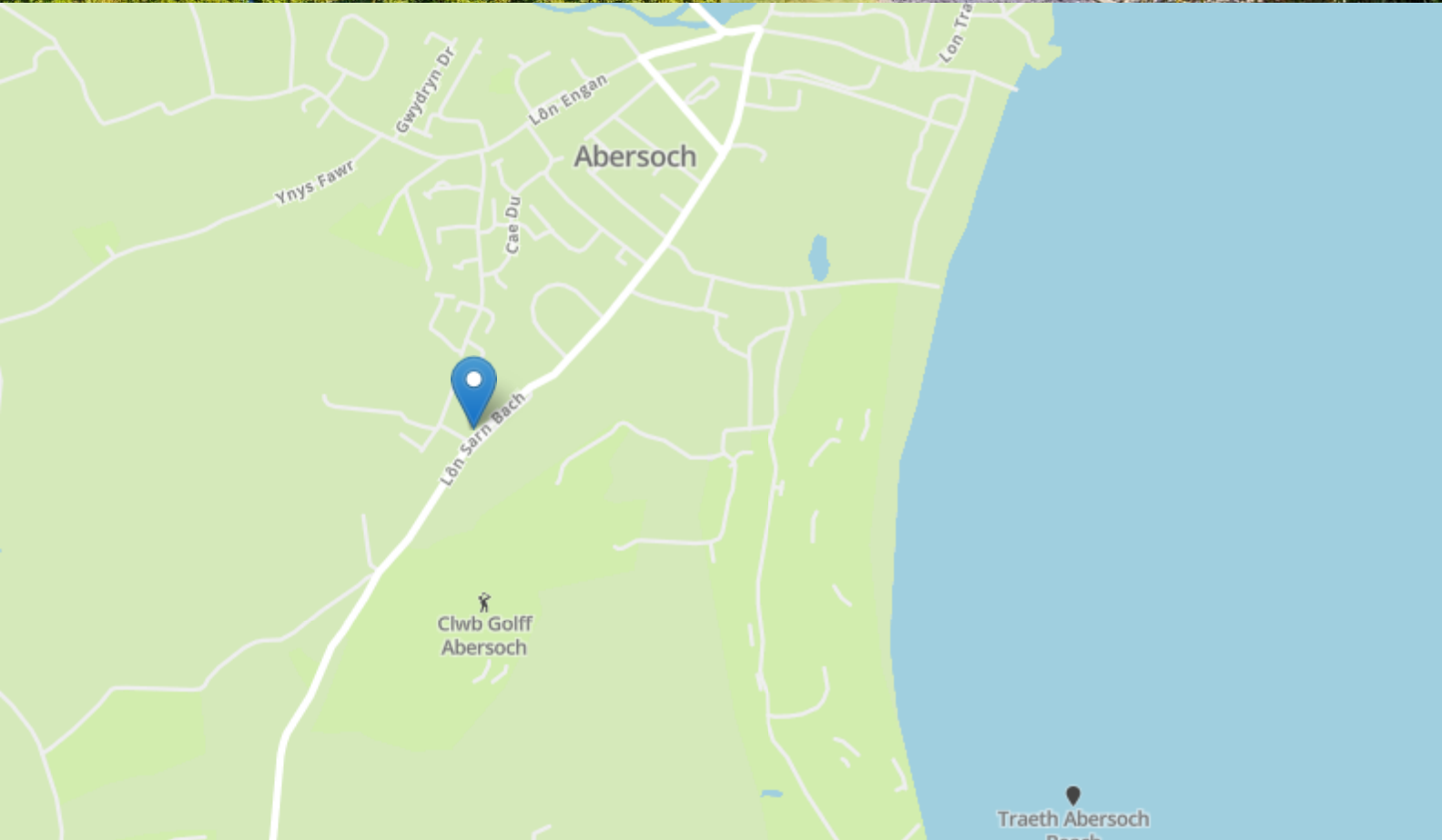
Location Information Pwllheli 6.9 miles . Porthmadog 20.1 miles . Bangor 36.5 miles . Chester 97.5 miles . Shrewsbury 94.6 miles . Manchester 132 miles.

Viewing is strictly by appointment only with Elvins Estate Agents

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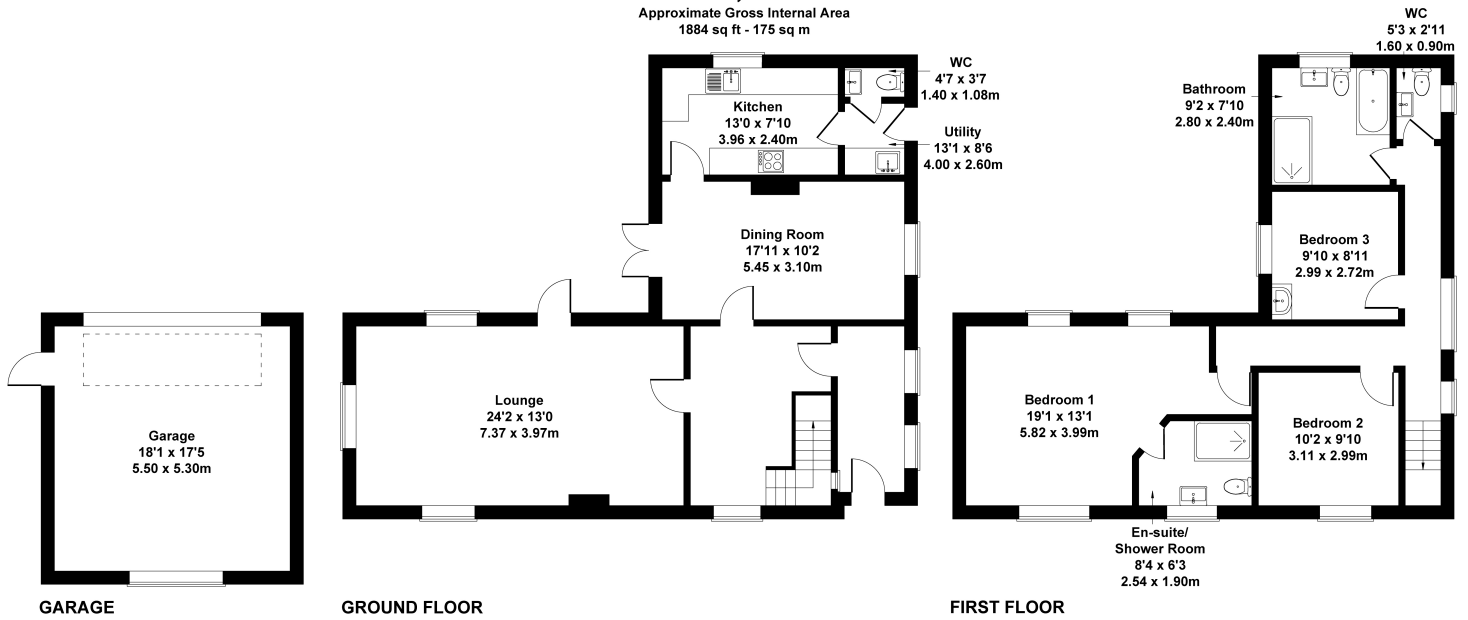


FLOORPLAN & EPC

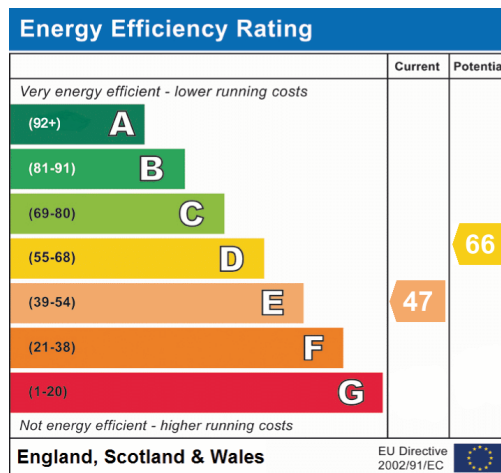


Lane End, Abersoch

Approximate Gross Internal Area
1884 sq ft - 175 sq m



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



Elvins Estate Agents
6 High Street, Abersoch, LL53 7DY
01758 712003
sales@elvinsestateagents.co.uk