



## Talhenbont Hall

Criccieth, Gwynedd, LL53 6SZ

An impressive Grade II Listed 17th Century Manor House with five estate cottages and land

Criccieth 2 miles, Porthmadog 5 miles, Pwllheli 5 miles, Abersoch 10 miles, Bangor & mail line station 24 miles, A55 23 miles, Chester and M56 89 miles

3 Principal reception rooms | Office  
Kitchen/breakfast room | Utility room | Cellar  
Laundry room | Cloakroom | 6 Bedrooms  
2 Bath/shower rooms | 4 Attic rooms  
5 Cottages | Garage | Store rooms  
Boiler room | Tennis court

Fishing & shooting rights

**About 75 acres of land which includes an ancient woodland and 6 acres of landscaped gardens set in its own private valley.**

For sale as a whole or two lots





### Situation

The estate stands in the privacy of its mature gardens and grounds and enjoys a magnificent location in glorious unspoilt countryside in an Area of Outstanding Natural Beauty. Set in the heart of the beautiful and popular Llyn Peninsular, the property is on the periphery of the Snowdonia National Park.

The property and is within easy reach of the popular towns of Criccieth and Abersoch. The seaside resort of Criccieth offers many local amenities including public houses, restaurants, school and a variety of shops.

Abersoch and Pwllheli are both renowned sailing centres and both offer excellent 18-hole golf courses. Porthmadog is approximately 5 miles from the property and offers excellent shopping facilities and a leisure centre.

The University City of Bangor is approximately 24 miles away and has a main line railway network (Holyhead to London) and direct access to the A55 expressway which in turn provides links to Chester and the motorway network.

### Talhenbont Hall

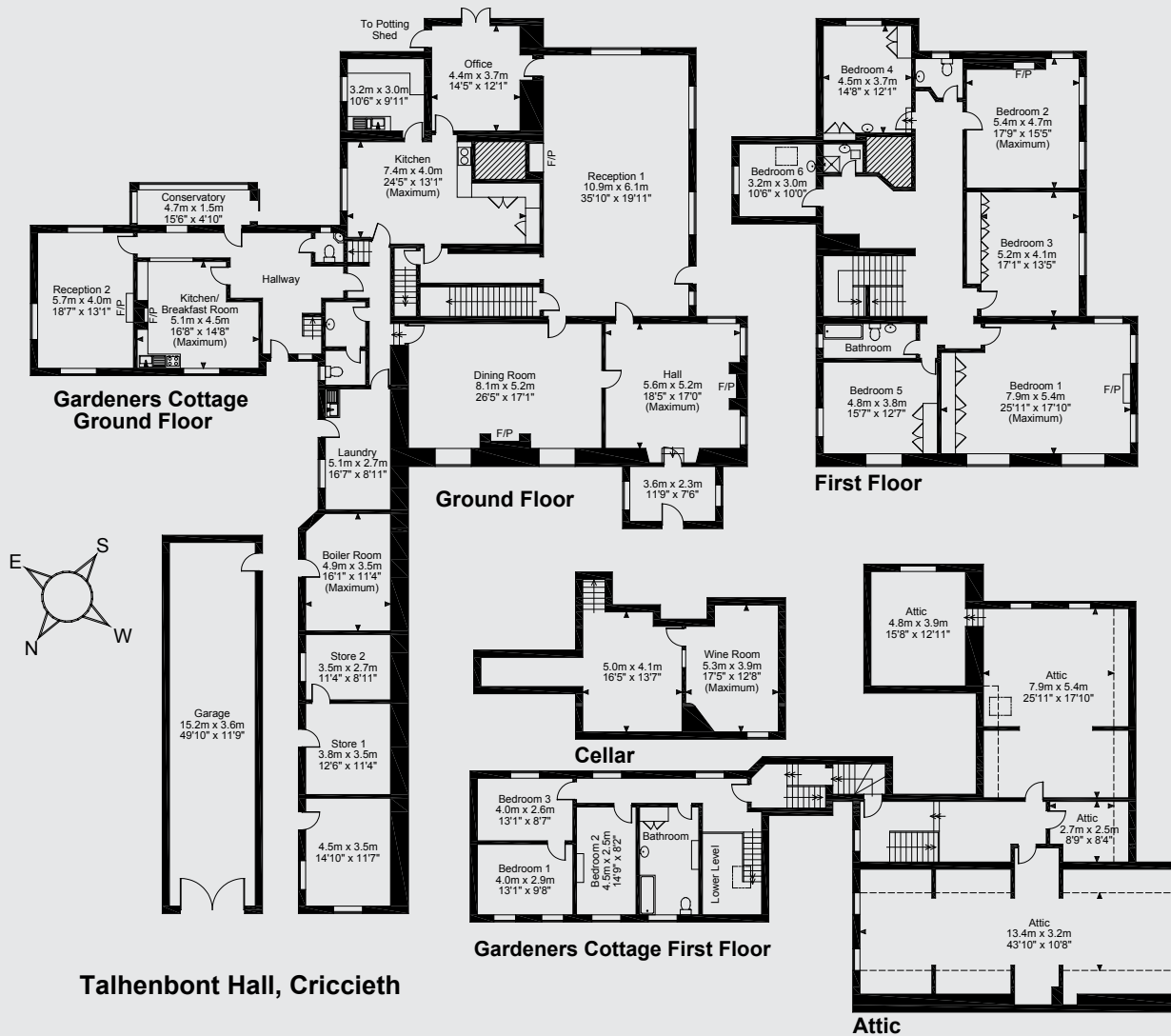
Talhenbont Hall was built in 1607 and is steeped in history, it was used as a garrison for Cromwell's army during The Civil War. The estate stands in 75 acres and has been sympathetically restored by the present owner's over the last 30 years. They have successfully managed to retain the charm and character of the original house, yet added modern and contemporary refinements to many parts. The five cottages have also provided a unique location for discerning holidaymakers.



**Floorplans**

**Main House = 8668 Sq Ft/805 Sq M**

For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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**Manor House**

Arranged around an impressive entrance hallway are the elegant reception rooms, many with high decorative ceilings. There is some original oak panelling, superb fireplaces and a coat of arms. It offers comfortable, manageable and well-proportioned accommodation from which to enjoy the beautiful views across the gardens and grounds. In addition the house has ample bedroom accommodation with six bedrooms on the first floor and four attic rooms.







### The Cottages and outbuildings

There are five cottages currently used as holiday lets which retain a wealth of character features, including exposed stone walls and timber beams. Adjacent to the Manor House is a courtyard which includes an extensive stone and slate coach house, loose box and other outbuildings.

### Woodberry

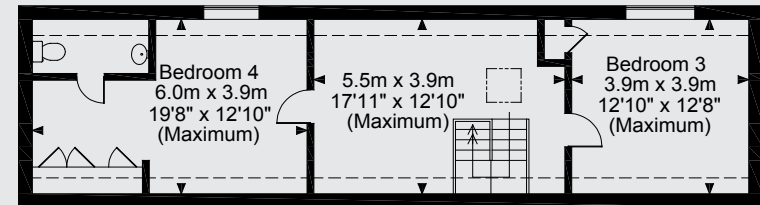
Situated in the courtyard, Woodberry cottage comprises a dining hall with galleried landing on the first floor, living room with stone Inglenook fireplace and French doors onto the terrace, kitchen, laundry room, cloakroom, four bedrooms (two en suite) and bathroom.



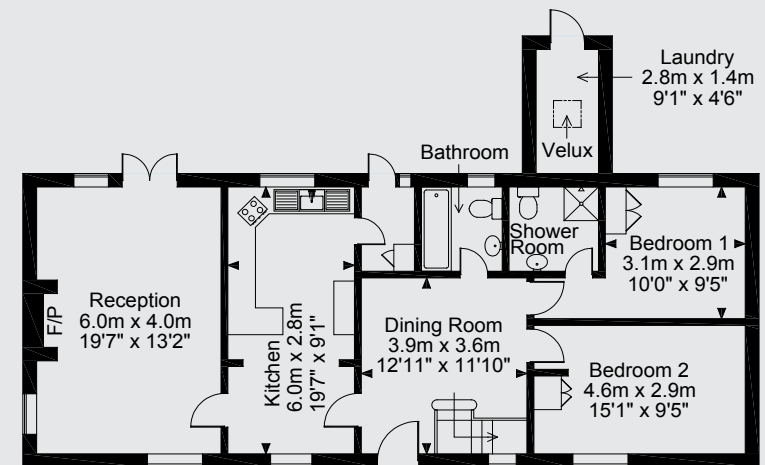
### Floorplans

**Woodberry = 1571 Sq Ft/146 Sq M**

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### Woodberry First Floor



### Woodberry Ground Floor

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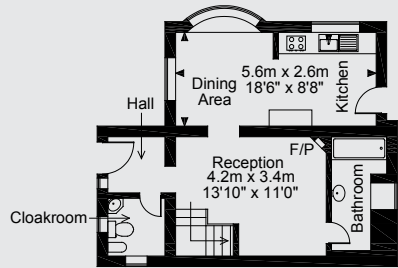
## The Bothy

The Bothy is a detached cottage overlooking the tennis court and garden. The accommodation comprises a living room with stone feature fireplace, kitchen/dining room, cloakroom, bathroom and two bedrooms.

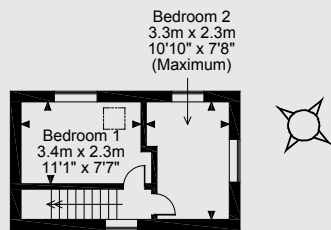
### Floorplans

The Bothy = 655 Sq Ft/61 Sq M

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The Bothy Ground Floor



The Bothy First Floor

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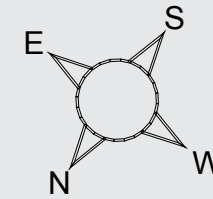
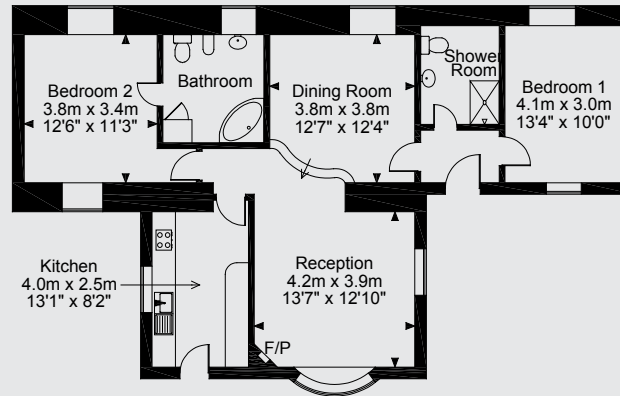
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**Floorplans**  
**The Conifers = 999 Sq Ft/93 Sq M**  
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### The Conifers

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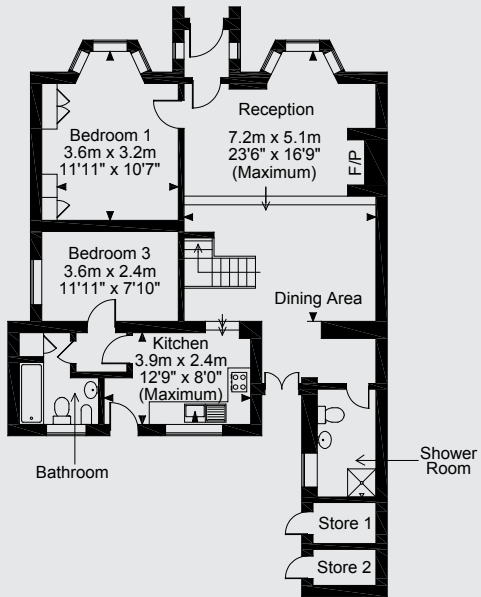
### The Conifers

Nestled in the Japanese gardens, The Conifers is a split level property with feature stone walls and timber beams. The accommodation comprises a living room, dining room, kitchen, shower room and two bedrooms (one en suite).

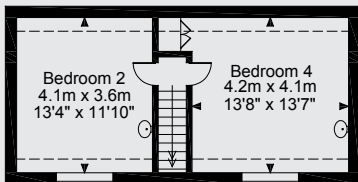
## The Lodge

The Lodge is situated behind the walled entrance gates to the Manor House and is surrounded by beautiful countryside and woodlands. The accommodation comprises a living/dining room, kitchen, bathroom, shower room and four bedrooms. This property and the paddock opposite is available as a separate lot

**Floorplans**  
**Lodge = 1303 Sq Ft/121 Sq M**  
For identification purposes only.



## Lodge Ground Floor



## Lodge First Floor





### **The Gardener's Cottage**

Linked to the Manor House Gardener's Cottage comprises a hallway, living room, kitchen/ breakfast room, conservatory, cloakroom, three bedrooms and a bathroom.

### **Outside**

The gardens and grounds are a particular feature and include a Japanese water garden, water fowl, roaming peacocks, outdoor chess and a tennis court. The Afon Dwyfach flows for a mile and a half and provides double bank fishing and runs over a series of waterfalls in a ravine through ancient woodlands and is a dedicated habitat for otters.

There are deep and shallow pools which harbour salmon and sea trout throughout the season and there is rough shooting throughout the woodlands.

### **General**

**Services** Mains electricity and water.  
Private drainage and oil fired central heating

**Council Tax** band H  
Gwynedd County Council  
Tel 01286 673113

### **Directions**

From Caernarfon take the A487 for about 11 miles. After the village of Bryncir take the B4411 signposted Criccieth. Continue until you see the brown tourist sign for Talhenbont Hall and follow the directions. Proceed until you come to the gates to Talhenbont Hall on the right.

Agents Note: Follow the instructions not postcode via Sat Nav



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