

MISREPRESENTATION ACT 1967.  
 Messrs Wright Marshall for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that:  
 1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.  
 2. All descriptions and references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.  
 3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.

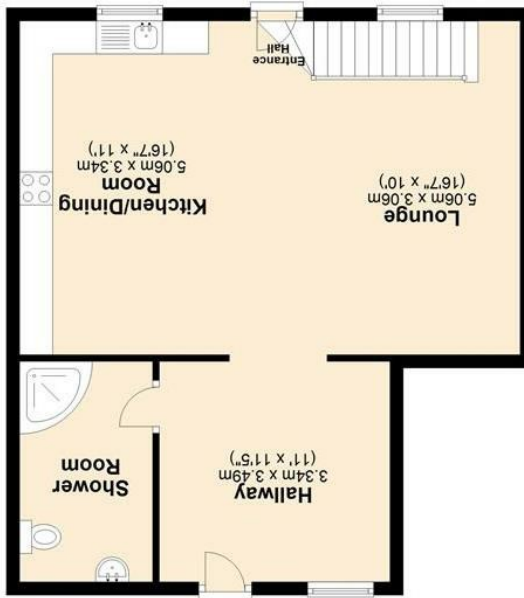
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Total area: approx. 93.6 sq. metres (1007.4 sq. feet)



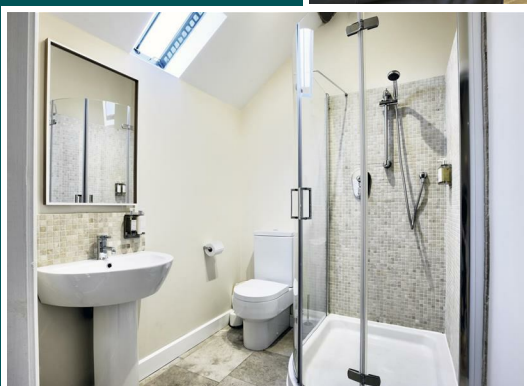
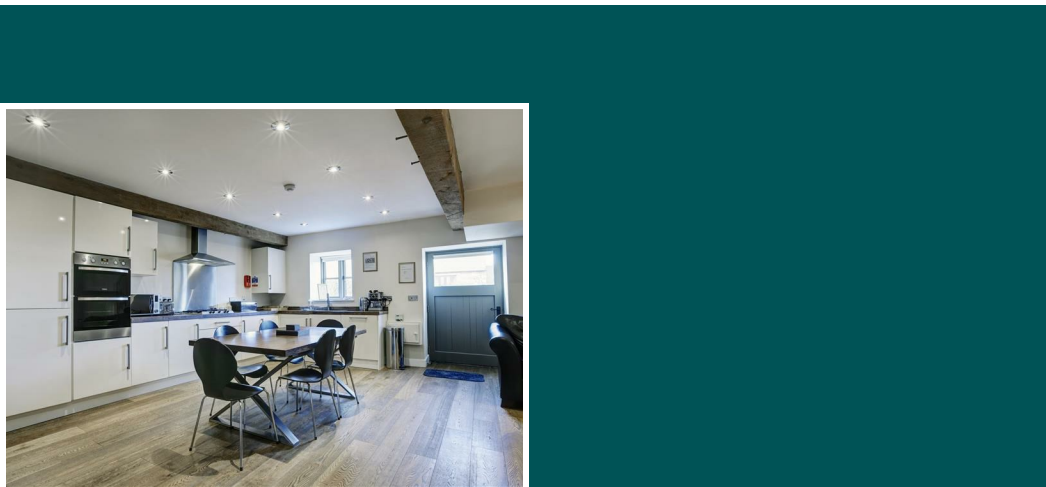
Approx. 36.0 sq. metres (387.1 sq. feet)  
**First Floor**



Approx. 57.6 sq. metres (620.3 sq. feet)  
**Ground Floor**



**OFFERS OVER £270,000**



**THE HAY BARN  
 NATURE'S POINT  
 PISTYLL  
 PWLLHELI  
 LL53 6LR**



**COUNCIL TAX BAND:**



A stunning two double bedroom, fully furnished luxury holiday cottage with private garden and sea views in the rural hamlet of Pistyll on the Llyn Peninsula.

Opportunities are endless on the magical Llyn Peninsula with numerous places of interest including dozens of quiet sandy beaches, pretty fishing villages and towns such as the super trendy Abersoch or the historical walled market town of Conway with Snowdonia and the Isle of Anglesey just a short drive away there is plenty to explore.

This truly unique and breathtaking development is set within 15 acres of rugged countryside classed as an 'area of outstanding natural beauty'. On the famous 'Welsh coastal path the cottages boast' features fantastic sea and cliff top views, which must be viewed to be fully appreciated.

Available to use 365 days per year and fully furnished 'right down to the tea spoon'. The property benefits from an expert holiday booking service which takes away all of the usual hassles and problems that can be experienced with owning a holiday home. As an owner you can stay at The Hay Barn knowing the cottage will be set up ready for your holiday without you having to lift a finger.

Downstairs the property boasts a large open plan lounge/dining room/fully equipped kitchen ideal for entertaining family and friends. There is also a very handy downstairs shower room, perfect for washing the sand off the kids after a long day on the beach!

The first floor features a king-size master bedroom and the second bedroom offers a super-king bed(or twin conversion). The thoughtful "jack and jill" bathroom is light and airy with a good sized bath tub.

The property features exceptional standards of design yet retains an abundance of original, rustic features including exposed beams, granite stone walls and oak flooring and doors throughout.

Externally the property has a partly paved, partly lawned private front garden with seating area.

#### Externally

Partly blocked paved, partly lawned front garden, outdoor storage and two wall mounted lights. Communal courtyard with seating and BBQ areas and 15 acres of rural pasture to enjoy.

#### Lounge/Dining Room/Fully Equipped Kitchen

Glass panelled wooden front door. Oak flooring, two double radiators, TV aerial point, low-level and eye level units with wood effect tops, integrated Bosch dishwasher, integrated double oven, integrated washer dryer, integrated fridge freezer, tiled splashbacks, electric meter, thermostat, two double glazed windows to the front aspect, Worcester combi boiler and 18 ceiling spotlights.

#### Hallway

Oak flooring, double radiator, Double glazed window to the rear aspect and three ceiling light points.

#### Shower Room

Timber door, tiled flooring, heated towel rail, large shower cubicle, toilet, sink, tiled splashback, velux window, extractor fan and one ceiling light point.

#### Landing

Two double glazed windows to the front aspect, oak flooring and three ceiling light points.

#### Bedroom One

Timber door, oak flooring, double radiator, double glazed window to the rear aspect, timber door leading to jack and jill bathroom and three ceiling light points.

#### Bedroom Two

Oak flooring, double radiator, double glazed window to front aspect, timber door leading to jack and jill bathroom and three ceiling light points.

#### Family Bathroom

Tiled flooring, enclosed panelled bath with velux window above, toilet, sink, heated towel rail, extractor fan and two ceiling light points.

#### Contents

Available by separate negotiation.