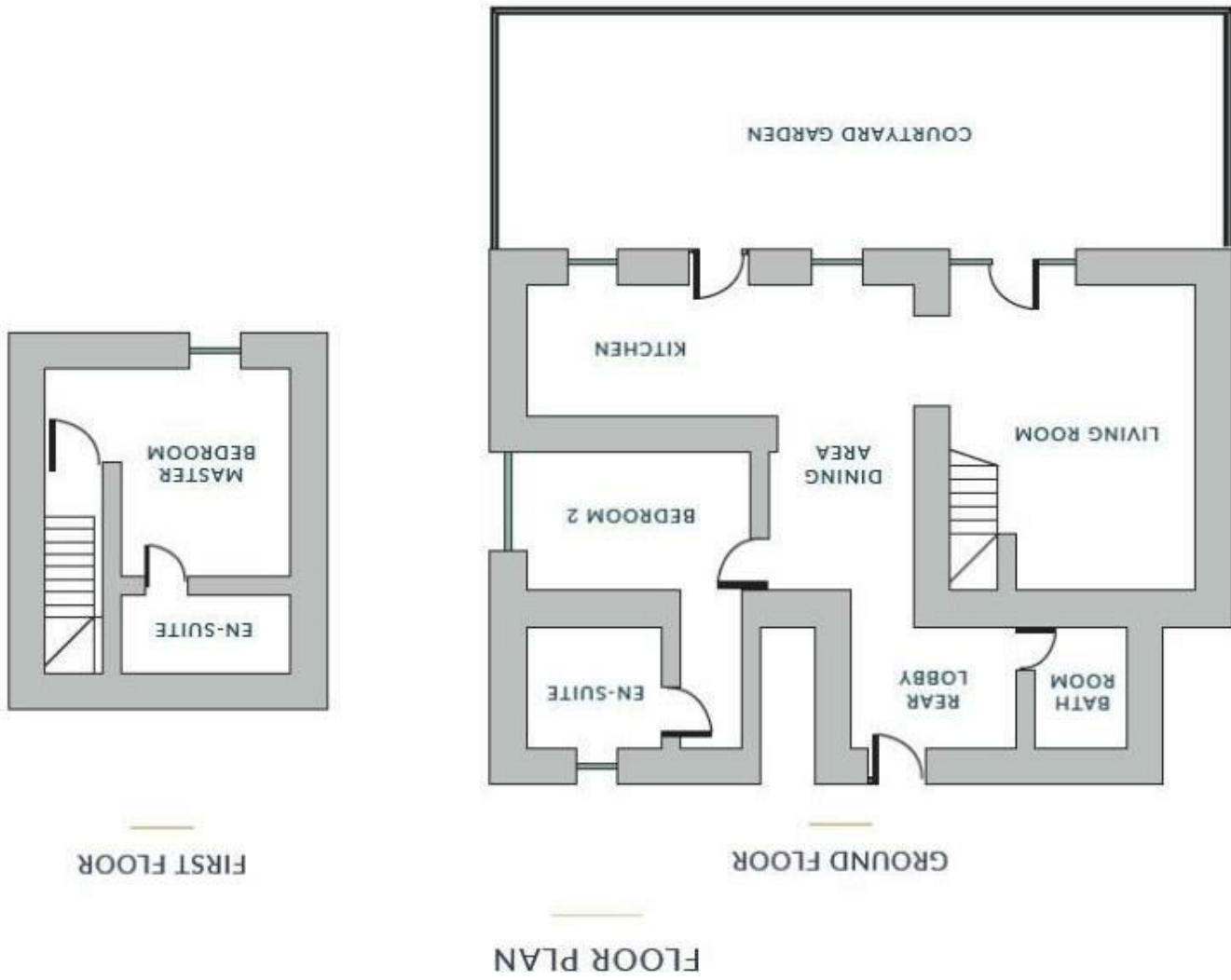
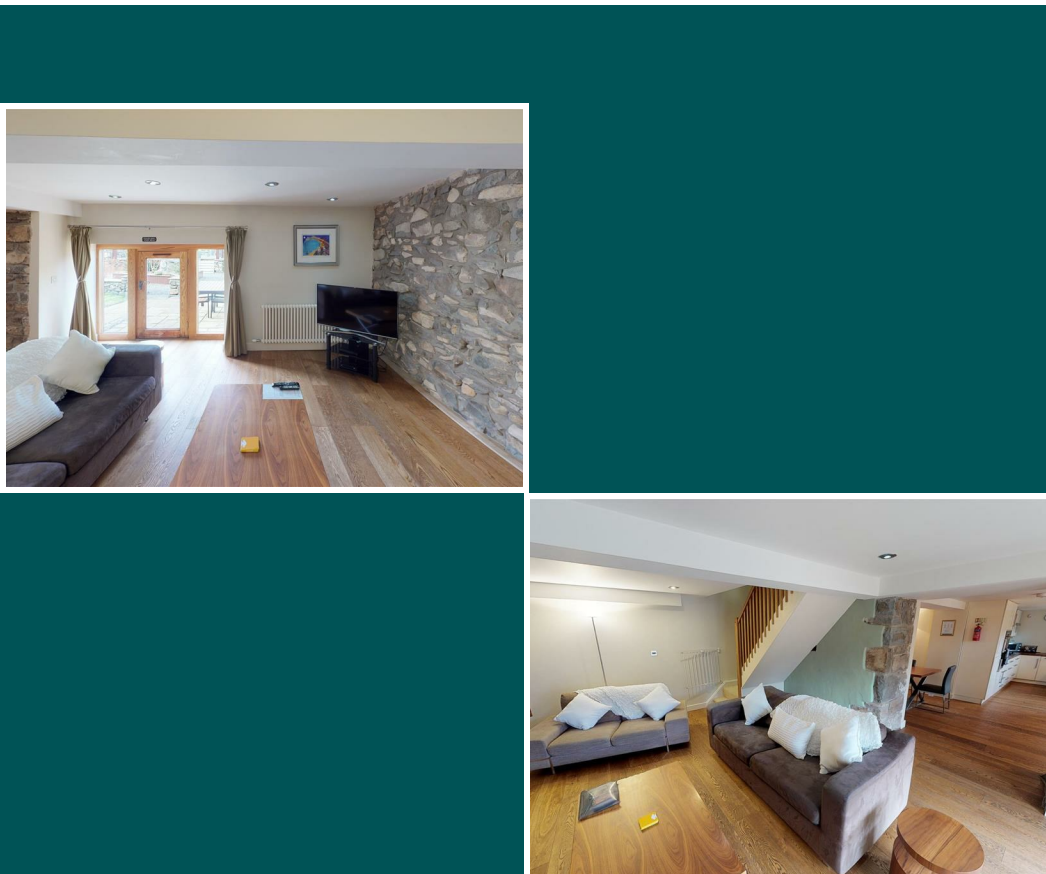


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The Cottage  
 NATURE'S POINT  
 LLYN PENINSULA

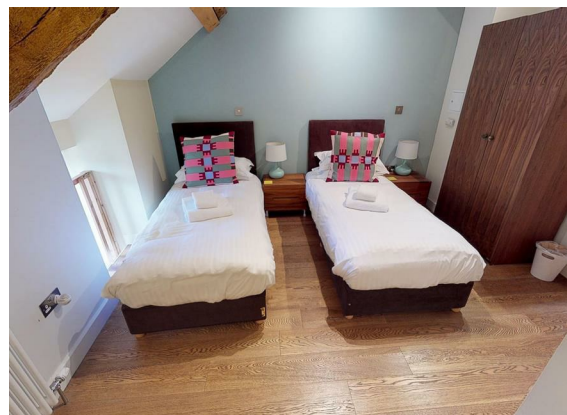
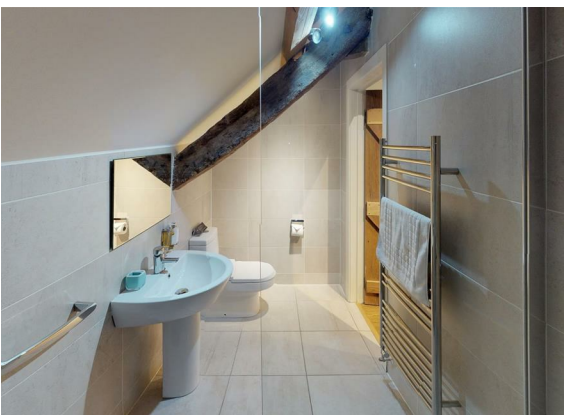


OFFERS OVER £270,000



THE COTTAGE  
 NATURES POINT  
 PISTYLL  
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2 3 2 C  
 COUNCIL TAX BAND:



Set in a truly stunning coastal location, 'The Cottage' is a deceptively spacious two bedroom barn conversion which offers contemporary living accommodation, whilst retaining many character features.

The holiday cottage offers excellent rental income and is situated close to the likes of Abersoch & Nefyn Golf course.

The lounge features a new log-burning fire and patio door out to the central courtyard, from which you can enjoy spectacular sea views. There is a modern fully equipped kitchen, dining room and bathroom. The two double bedrooms (one of which is located on the ground floor) both benefit from having en suite shower rooms.

Outside there is a private lawned garden with paved patio area, along with a central communal courtyard and over 15 acres of the Natures Point development to explore.

#### LOCATION

Perched on a cliff-top where the rolling hills of the beautiful, Welsh countryside meet the sparkling waters of the Irish Sea, our North Wales holiday cottages prove the ideal starting point to explore the dramatic landscapes found here in North Wales. Situated on the edge of Nefyn Bay within a designated area of outstanding natural beauty, activities are plentiful and adventures are legendary. Bracing walks along the coastal paths, digging your toes into the soft sands of deserted beaches, picnicking in secluded coves and testing your handicap in internationally-renowned golf courses - all can be found within a short jaunt of our coastal cottages, with circumnavigation of the entire Llyn taking just a couple of hours! The Llyn Peninsula is a beautiful natural location - offering headland walks, hidden coves and sandy beaches, lanes for cycling, hillsides to scale - all found within easy reach. Known as Snowdon's Arm, this area is enjoyed by a lucky few who delight in the wide vistas across the sea to Anglesey, the Dublin coast and the Wicklow Mountains beyond.

This is a unique opportunity to own a property at this exclusive development in an Area of Outstanding Natural Beauty, where planning consent for permanent dwellings of this scale is seldom granted on this unspoilt stretch of coastland.

#### DESCRIPTION

Positioned around a central courtyard, 'The Cottage' offers both spacious and versatile living accommodation. The property comprises, an entrance hallway, modern bathroom with underfloor heating, good sized dining room which opens into a fully fitted kitchen with integrated appliances. The lounge has a feature stone wall, log burning stove and french doors opening to the garden. There are two double bedrooms with en-suite shower rooms which both feature under floor heating (one of which is conveniently located on the ground floor)

#### ENTRANCE HALLWAY

Entered via a solid timber door into a spacious hallway, with wooden flooring, feature beamed ceiling and a radiator. With a door to the bathroom and opening to the dining room.

#### BATHROOM

A stunning bathroom which has been fitted with a white suite comprising, a low level wc, pedestal wash hand basin and bath with tiled panel. Having a feature ceiling beam, tiled floor with under floor heating, part tiled walls, roof window and heated towel radiator/rail.

#### DINING ROOM

A good sized open plan space with a double glazed window, space for a large dining table, solid timber flooring and a radiator. Opening to the kitchen and living room.

#### KITCHEN

The kitchen is fitted with a range of high gloss wall, base and drawer units with complimentary wood effect work surfaces over. Integrated electric oven and grill, five ring gas hob with stainless steel splash-back and extractor over. Integrated fridge, freezer and dishwasher and an inset stainless steel sink unit. With solid wooden flooring, rear aspect window and door opening to the courtyard.

#### LIVING ROOM

Having French doors which open out to the court yard, a beautiful feature stone wall, log burning stove, recessed spot lights, wooden flooring, radiator and a staircase rising to the first floor.

#### BEDROOM ONE

Situated on the ground floor the double bedroom offers versatility, with a side aspect window, wood effect flooring, storage cupboard and a radiator.

#### EN SUITE WET ROOM

A modern ground floor wet room which allows easy access. There is a walk in shower with glazed screen, a low level wc and wash hand basin with vanity unit. Having a side aspect window, tiled walls and tile floor with under floor heating along with a heated towel rail/radiator.

#### BEDROOM TWO

A second double bedroom with side aspect window, feature ceiling beam, wood effect flooring and a radiator.

#### EN SUITE SHOWER ROOM

With a walk in shower area with glazed screen, a low level wc and pedestal wash hand basin. Having tiled flooring with under floor heating, part tiled walls, a feature ceiling beam and heated towel rail/radiator.

#### OUTSIDE

The property is set within a 15-acre site and offers a large central courtyard, open green, rugged hills and access to the beach.

#### ADDITIONAL INFORMATION

As an owner at Natures Point, you have access to an on-site General Manager, to assist you and oversee all property maintenance, guest arrivals.

As well as the on-site property management, Natural Land's sister company Together Travel, offers an expert booking service to ensure the best possible return on your holiday home.

The Snug, which adjoins The Cottage, has been fitted with acoustic damping to cut out any noise