



BOATHOUSE, LON CEI, PORTHMADOG

£1,000,000

- EXCEPTIONAL FOUR-BEDROOM DETACHED WATERFRONT RESIDENCE
- UNINTERRUPTED PANORAMIC VIEWS ACROSS THE GLASLYN ESTUARY
- EXPANSIVE WATERFRONT BALCONIES
- TWO LARGE UNDEVELOPED GROUND-FLOOR ROOMS
- PRIVATE WATERFRONT PONTOON

DWELL

LON CEI, PORTHMADOG

4
BED

5
BATH

2
RECEPTION

Occupying an enviable waterfront position overlooking the picturesque Glaslyn Estuary, The Boathouse is a truly exceptional four-bedroom detached residence offering luxurious, spacious accommodation, spectacular panoramic views and a rare opportunity to enjoy waterside living at its finest. With its striking architecture, extensive balconies, private pontoon and impressive open-plan living spaces, this remarkable home combines contemporary comfort with a setting that is difficult to rival.

Enjoying uninterrupted views across the estuary, harbour and towards the magnificent mountains of Eryri (Snowdonia), the property has been thoughtfully designed to make the most of its extraordinary surroundings. Expansive glazing floods the principal living areas with natural light, while the generous balconies provide the perfect vantage point from which to appreciate the ever-changing coastal landscape.

The accommodation is arranged over three floors, offering an exceptional sense of space and versatility throughout.

Upon entering the property, a welcoming entrance hallway with a vaulted ceiling immediately sets the tone, complemented by fitted storage and a contemporary cloakroom. The ground floor also

incorporates two substantial undeveloped rooms, presenting an exciting opportunity for prospective purchasers. Subject to obtaining the necessary planning permissions, building regulations approval and other relevant consents, these areas offer potential to be converted into additional residential accommodation, a self-contained apartment for holiday letting or commercial units capable of generating rental income. Alternatively, the space could be utilised for a variety of personal uses, including a home gym, workshop, studio or extensive storage. This flexibility represents a particularly attractive feature, allowing the next owner to explore a range of possibilities to suit their individual requirements.

The first floor forms the heart of the home, where an outstanding open-plan kitchen, dining and living area has been designed around the spectacular waterfront outlook. The contemporary kitchen is beautifully appointed with sleek cabinetry, granite worktops, a comprehensive range of integrated appliances and a substantial central island with breakfast bar seating. Perfectly suited to both everyday family life and entertaining, the kitchen flows effortlessly into the expansive dining and living areas, creating a wonderfully sociable space.

The living accommodation is particularly impressive, with beautiful oak flooring, generous proportions and extensive glazing framing the magnificent views beyond. Multiple sets of glazed doors open directly onto the substantial waterfront balcony, which extends along the property and provides an exceptional outdoor entertaining space. Whether enjoying a morning coffee overlooking the tranquil estuary, hosting friends and family or simply watching the boats pass through the harbour, the setting is nothing short of spectacular.

Also situated on this level are three generously proportioned double bedrooms, each offering comfortable and well-presented accommodation. Two of the bedrooms benefit from their own en-suite shower rooms, while the third enjoys access to a stylish Jack and Jill bathroom and a separate dressing room. One of the bedrooms also benefits from direct access onto the waterfront balcony, allowing the stunning surroundings to be enjoyed from the comfort of the bedroom.

A further highlight of the first floor is the substantial additional sitting room and games room. Featuring oak flooring, a charming log-burning stove and windows providing an abundance of natural light, this wonderfully versatile room offers an ideal setting for relaxation, entertaining or family activities. Its





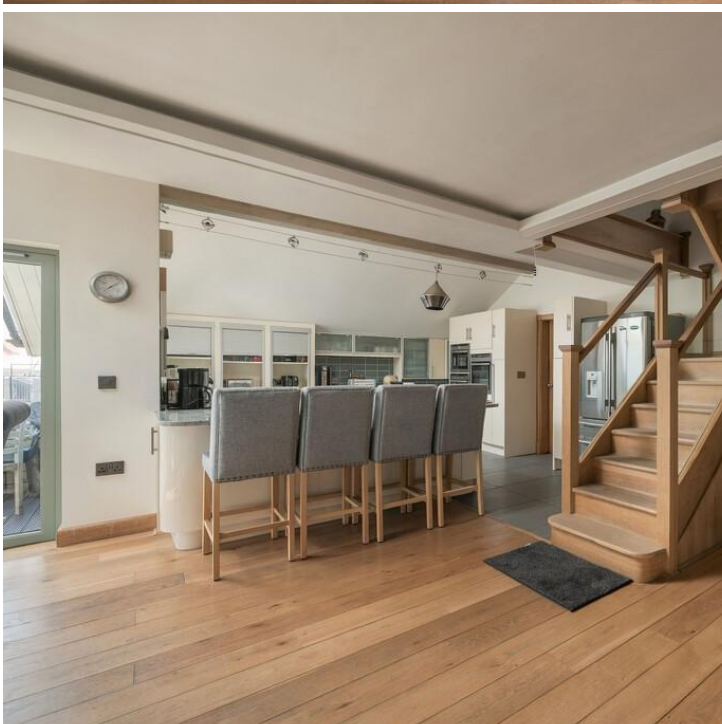


DWELL

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COUNCIL TAX

Band F

LOCAL AUTHORITY

Gwynedd County Council

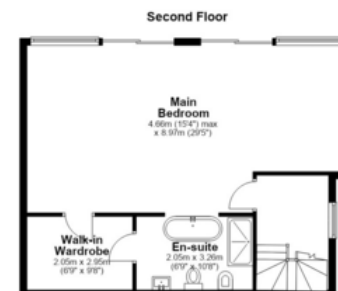
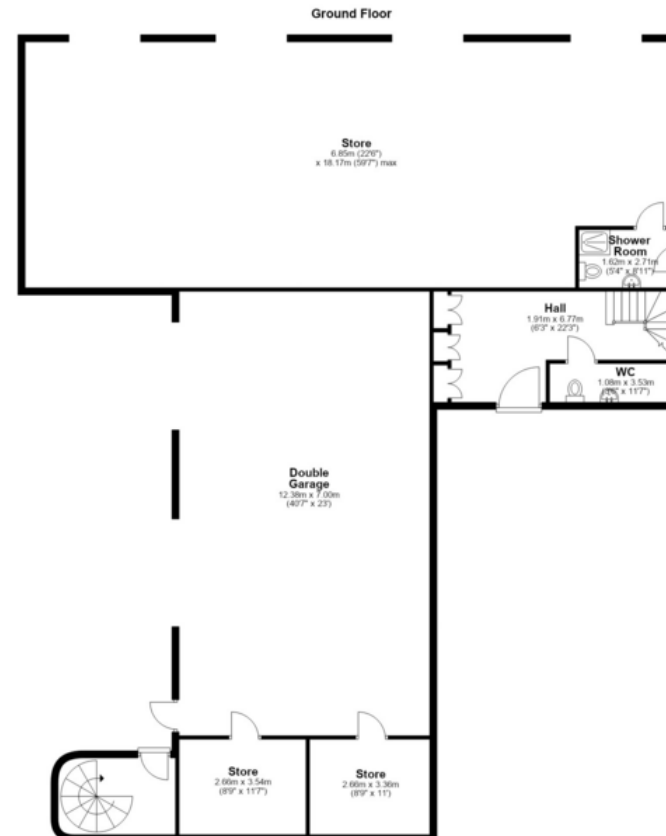
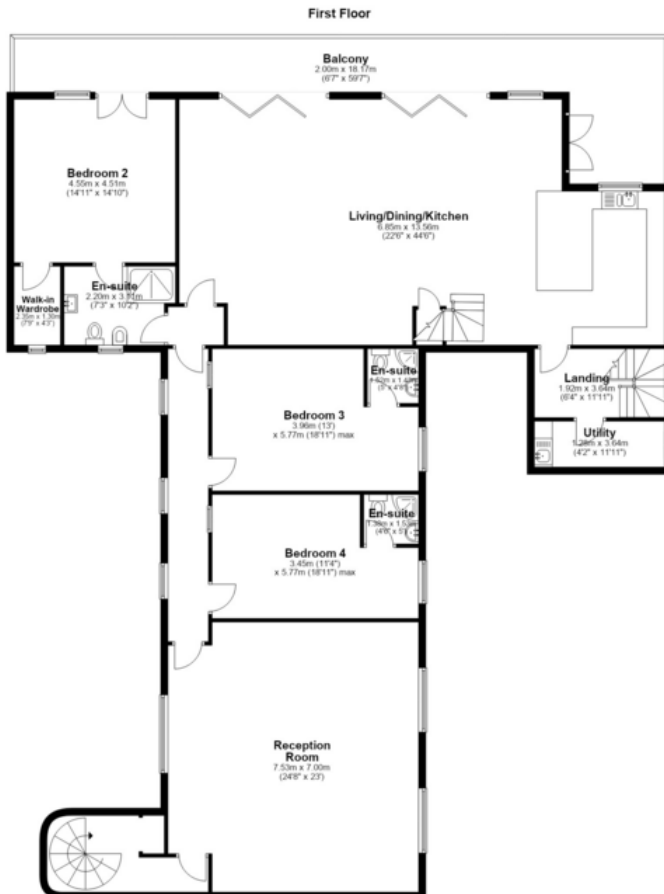
TENURE

Freehold

SERVICE CHARGE (PA)

GROUND RENT (PA)

EPC



TOTAL FLOOR AREA 6,076 sq ft / 564 sq m

Details are provided for guidance only. Measurements are approximate and should be independently verified.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	75
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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