



**TULLOCH
& CARTER**

Cynefin

Deiniolen, Caernarfon, LL55 3LU



Cynefin



“A much-loved family home with incredible views towards Yr Wyddfa and the sea, generous grounds and exciting potential to create something truly your own.”



Welcome To Cynefin

Built in 1984 by the vendors' parents and now coming to the market for the first time, Cynefin is a substantial and individual family home occupying an elevated position within approximately one and a half acres of gardens and grounds.

From the moment you arrive, the property's position immediately captures your attention, with breathtaking views extending across the surrounding Eryri (Snowdonia) mountain range and towards the distinctive peak of Yr Wyddfa. The sea is also visible from the property, creating an exceptional backdrop that can be enjoyed throughout the changing seasons.

Extending to approximately 2,854 square feet, the accommodation offers generous proportions and an excellent degree of flexibility, with five bedrooms, multiple reception spaces and a particularly impressive three-level music room.

The property has been thoughtfully extended over the years to create a versatile family home, while solar panels and air source heating provide modern, energy-efficient features.

Set within the village of Deiniolen, Cynefin offers an enviable North Wales lifestyle, with the spectacular landscapes of Eryri National Park, the mountains and coastline all within easy reach, while Bangor and Caernarfon are both readily accessible.







Inside The Home

Stepping inside, Cynefin immediately reveals its individuality, with generous proportions and a layout that provides plenty of flexibility for modern family life.

One of the property's most distinctive features is the impressive split-level music room, arranged over three levels and creating a wonderful sense of space and volume. Originally designed as a music room, this versatile space could continue to be enjoyed in its current role or adapted to suit the individual requirements of its new owners.

The accommodation also includes a generous reception room, dining area and conservatory, providing a variety of spaces for both everyday family life and entertaining.

At the heart of the home, the kitchen is complemented by a separate utility area, while the adjoining dining space provides a practical and sociable setting for family meals and gatherings.

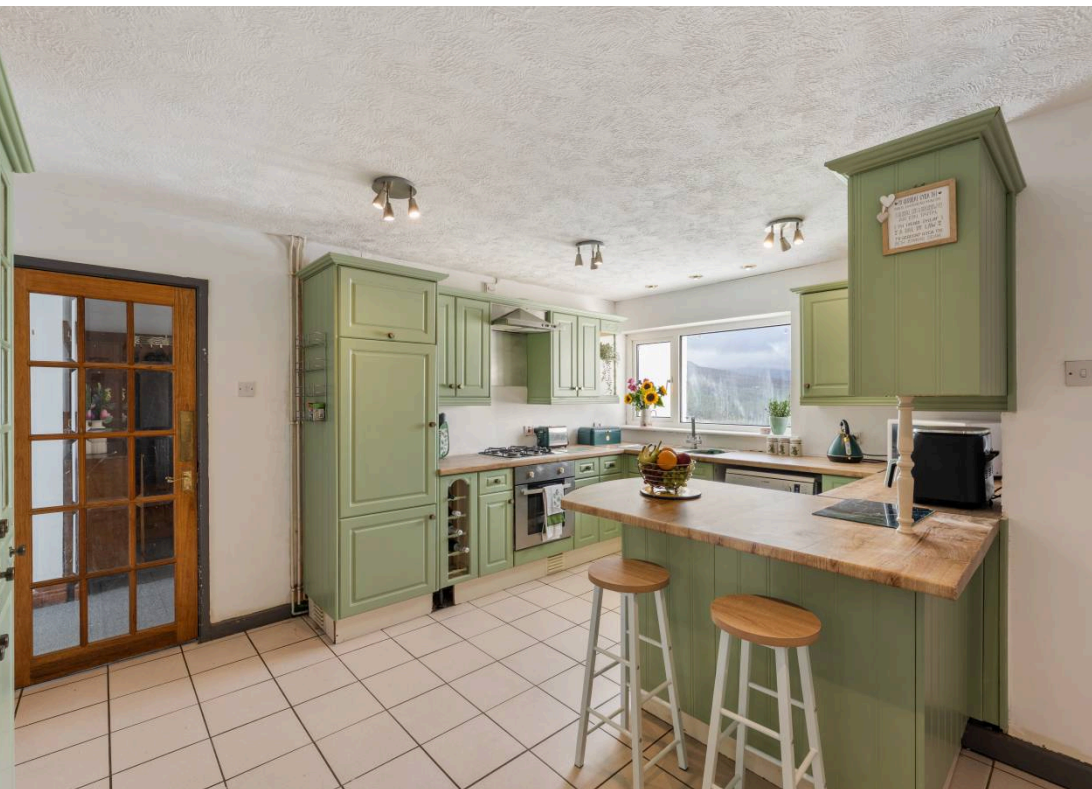
Throughout the property, the generous proportions provide an excellent foundation for its next chapter, with scope for modernisation and personalisation to suit individual tastes and requirements.

The bedroom accommodation comprises four double bedrooms and a further single bedroom, providing excellent flexibility for family members, guests or those working from home.

Two of the bedrooms benefit from their own en-suites, while a further bathroom and shower room serve the remaining accommodation.

The additional single bedroom could also lend itself particularly well to use as a home office, study or dressing room, depending on the requirements of its new owners.

With its generous bedroom accommodation and multiple reception spaces, Cynefin provides a versatile layout capable of adapting to changing family needs.









Gardens & Grounds

Set within approximately one and a half acres, the grounds provide an exceptional sense of space, privacy and opportunity.

A sweeping driveway creates an impressive approach to the property, while the lawns to the west enjoy the evening sun, providing an idyllic setting in which to relax, entertain and take in the surrounding countryside.

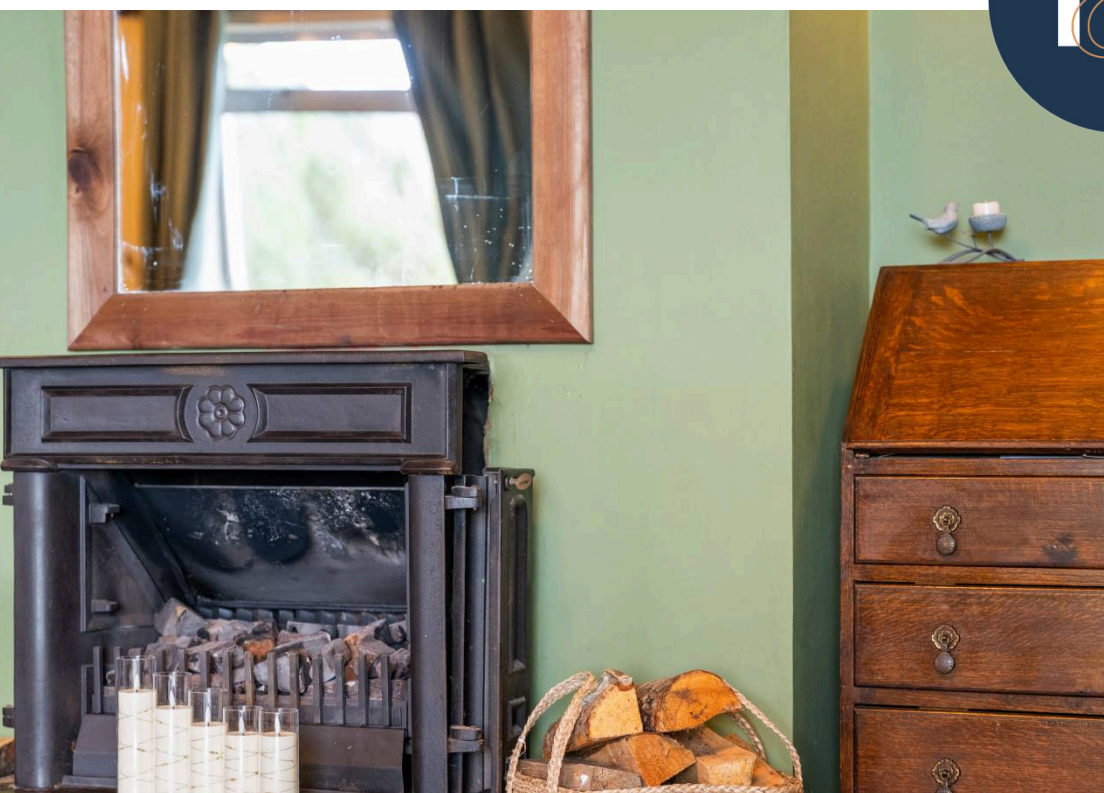
The south-facing balcony provides one of the property's most special outdoor spaces, offering a wonderful vantage point from which to appreciate the spectacular views across the Eryri mountain range towards Yr Wyddfa, with the sea also visible in the distance.

Away from the main house, the generous grounds offer exciting potential for future owners. The land has previously benefited from relevant connections for a caravan and could potentially lend itself to a lodge, substantial home office or other additional accommodation, subject to the necessary planning permissions.

With such a generous plot and exceptional outlook, the gardens provide plenty of scope to enjoy the property as it stands while offering exciting possibilities for the future.







An Insight to Life

This has been a very special home to our family, and it is with mixed emotions that we now offer it for sale.

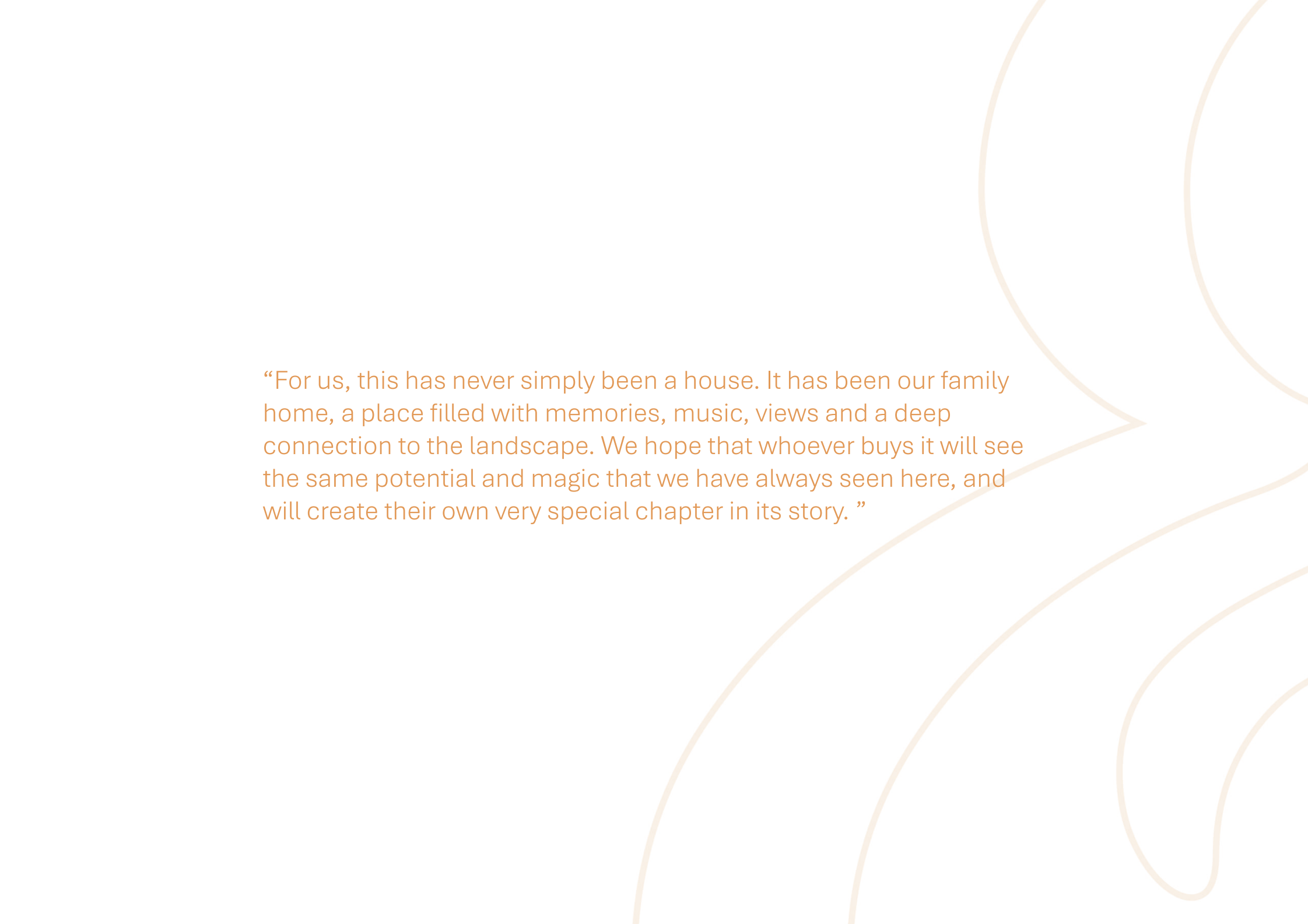
The location is truly exceptional. From the front of the property, you have a wonderful, panoramic view across Snowdonia, with Snowdon standing proudly in the foreground. On a clear day, you can also see the sea and Caernarfon Castle in the distance. One of the things we have always loved most is watching the landscape change throughout the seasons — from the beautiful colours of summer to the dramatic, almost magical atmosphere of the mountains in winter.

The house also has a fascinating Welsh musical history. It was once the home of the renowned Welsh pianist Annette Bryn Parri and her family, and over the years welcomed many well-known visitors, including Bryn Terfel and Aled Jones. It is lovely to think of the music, stories and memories that have been part of this home.

The property itself is now a wonderful blank canvas, offering enormous potential for someone to put their own stamp on it and create something truly special. With surrounding land, the possibilities are endless — whether you have a passion for gardening and landscaping, want to create beautiful outdoor spaces, or perhaps have aspirations for a holiday-let or other lifestyle business.

Its position is also incredibly convenient. Ysbyty Gwynedd Hospital is approximately 15 minutes away by car, while Llanberis and Dinorwic Quarry are both around 5 minutes away. With Dinorwic Quarry now having heritage status, the area continues to become an increasingly special and sought-after part of North Wales.





“For us, this has never simply been a house. It has been our family home, a place filled with memories, music, views and a deep connection to the landscape. We hope that whoever buys it will see the same potential and magic that we have always seen here, and will create their own very special chapter in its story. ”





Deiniolen and Beyond

Situated in the village of Deiniolen, Cynefin enjoys an enviable position surrounded by the breathtaking landscapes of North Wales.

The village offers a useful selection of everyday amenities, including a village shop, sports clubs, local pub and primary school, together with bus connections providing access towards Bangor and Caernarfon.

Bangor is within easy reach and provides a wide range of shopping, leisure and educational facilities, while the historic town of Caernarfon is also readily accessible, with its famous castle, waterfront and range of independent shops, cafés and restaurants.



For those seeking outdoor adventure, the spectacular landscapes of Eryri National Park are close at hand, with the mountains, lakes and walking routes of Snowdonia providing an exceptional setting for exploring the great outdoors. The picturesque village of Beddgelert is also within easy reach.

The Isle of Anglesey and the North Wales coastline offer a wonderful choice of beaches, coastal walks and seaside destinations, while historic Conwy provides further opportunities for days out, dining and exploring.

With its combination of mountain, countryside and sea views, generous grounds and excellent access to the very best of North Wales, Cynefin provides a wonderful base from which to enjoy an exceptional lifestyle.





Information & Services

Offers Over £600,000

Services: Mains electricity & water. Private drainage.

Heating: Air Source Heat Pump.

Council Tax: Band E.

Local Authority: Gwynedd County Council.

Tenure: Freehold.

Broadband: (Information taken from checker.ofcom.org.uk) Ultrafast - 1800 Mbps (highest available download speed) – 220 Mbps (highest available upload speed).
Mobile coverage: Good Outdoor (Information taken from checker.ofcom.org.uk). We always recommend you contact your supplier to discuss the availability of broadband and mobile coverage at this property.

Directions: Using the app What3words type in: [outwards.frocks.ticking](#)

Referral Fees: Tulloch & Carter sometimes refers vendors and purchasers to providers of conveyancing, financial services, survey & valuations services, currency exchange and staging & styling. We may receive fees from them as declared in our Referral Fees Disclosure Form which is available upon request.

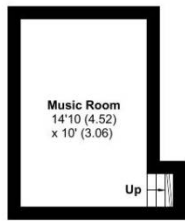
Cynefin, Deiniolen, Caernarfon, LL55

Approximate Area = 2854 sq ft / 265.1 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

TULLOCH & CARTER

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