

# Hilltop Cottage

**Region:** United Kingdom   **Sleeps:** 14

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## Overview

Retreat to the coast in this jewel of a property perched hillside on the North Wales coast with soaring views of the Llyn Peninsula and a beach within walking distance. Up to fourteen guests can escape to this spacious, impressive house with home-like touches throughout, a hot tub to sink into and a heated outdoor games room to keep everyone entertained for hours.

After a day exploring the rugged beauty of the Llyn Peninsula, step into your own oasis of seaside calm, and get cosy by the large wood-burning stove in one of two separate sitting rooms, complete with squishy sofas, a warm coastal palette and striking views of the sea and Snowdonia mountains in the distance.

Hilltop Cottage boasts an exceptional kitchen dining area, an ideal place to gather the group together in the evening for a lively meal accentuated by a cosy fire and six floor to ceiling windows that allow in endless light and maximum vantage points of the stunning views. There is a large breakfast island, a perfect place to plan your day hiking whilst enjoying a coffee from the machine and perhaps a local Welsh cake, whilst the farmhouse style fourteen-seater dining table has plenty of space for all your guests to come together. The kitchen comes with all you will need to cater for a large group from dual, wall-mounted ovens, dishwasher, microwave and more, with an easy flow from the kitchen through to the lovely terrace seating outside creates a lively social hub of activity.

The sleeping accommodation is spread over three floors with the ground floor offering a convenient and easy-access family room complete with double bed, bunk beds and en-suite shower, perfect for families and with a door giving you access to the terrace for a breath of fresh morning coastal air. A further four bedrooms, two king-



size rooms, a double and a charming twin room can be found on the first floor, all sharing an excellent shower room and family bathroom with a large luxurious freestanding bath, to start your morning off with bubbles! Perfect for teenagers on the second floor is a twin room with its own sofa and TV area and shower, a great space to make their own away from the adults.

The outdoor space is the place to be with some of the best coastal views North Wales has to offer, enjoyed from the excellent vantage point of your own luxury hot tub, sip a glass of fizz and take in the surrounding site of the Snowdonia mountains and views across the bay. A heated outdoor games room will keep everyone entertained, with a choice of pool, table football, ping pong, darts and more ensuring the more competitive guests will be fully engaged in battle throughout the holiday.

With wellness treatments bookable through the hosts, the beach a 0.5mile walk away and the Llyn Peninsula Coastal path literally on your doorstep, you will be perfectly placed to get out and explore the breath-taking beauty this area has to offer.

## Facilities

Wi-Fi/Internet • Washing Machine • Villa • Coffee Machine • Seaview • Ideal for Xmas/NY • Cycling • Watersports • Horse Riding • Walking/Hiking Paths • Romantic • Fishing • Golf Nearby • Ground Floor Bed & Bath • Walk to Beach • Games Room • Great Value • Pool/Snooker • Table Tennis • Beach Nearby • Walk to Village • Rural Location • Cots (Cribs) • Instagrammable • Modern • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Pets on Request • Hot Tub • Tumble Dryer • Dishwasher • Table Football • Working Fireplace/Woodburner • High Chair(s) • Fenced Grounds • Parking Space • Outstanding Landscapes

# Interior & Grounds

## *FACILITIES*

### *INTERIOR*

- Sitting room with fireplace and sofas
- Sitting room with large wood burner
- Well-equipped kitchen with fourteen-seater table and comfy sofas sharing the sitting rooms wood burning stove.
- Family bedroom with double bed and bunk bed, plus en-suite shower
- WC

### *FIRST FLOOR*

- King bedroom
- King bedroom
- Double bedroom
- Twin bedroom
- Shared shower room
- Shared family bathroom with large free-standing bath

### *SECOND FLOOR*

- Twin bedroom
- Family bathroom with walk-in shower
- TV and sofa area

### *EXTERIOR*

- Terrace area with additional outdoor seating
- Large Hot Tub
- Games room with heating, pool, table football, darts etc
- Private garden
- Private Parking
- BBQ

### *Additional Facilities*

- WiFi
- Smart TV
- Bed linen and towels provided.
- Hot tub towels available on request
- Parking available on-street.
- Dishwasher
- Fridge Freezer



- Washing machine
- Tumble dryer
- Welcome pack.
- Travel cot on request (provide own bedding)
- Highchair on request
- Massage and beauty treatment on request

## Location & Local Information

In this designated area of outstanding natural beauty there is much to see and explore. Port Neigwl Beach holds four miles of sandy beach and is just a 0.5-mile restricted access footpath from the cottage. It's a favourite spot for surfers and body boarders, where an active day of fun can be spent on the waves. Bring a kite and let it fly in the ideal conditions or just enjoy the large stretch of sandy beach with a picnic and a bucket and spade! Aberdaron Beach is also well worth a visit, just a four-mile drive away, and sits in the pretty village complete with cafes, shops and two great pubs providing a charming coastal setting to enjoy a pint in the sunshine.

The Llyn Peninsula Coastal Path is accessed just a short distance from your door and offers 100 miles of stunning coastline to explore. We recommend a trip to the National Trust manor house Plas Yn Rhiw which has a stunning ornamental garden to potter through. Take to the sea and catch a boat from Porth Meudwy to the beautiful Bardsley Island, a Dark Sky Sanctuary that boasts a wealth of wildlife, dramatic coastline and fascinating history, with even a small amount of accommodation to book a night stay there.

A trip into the Snowdonia national park is a must during your stay. Whether you are looking to climb the highest peaks or just take in the natural beauty of the National Park there is something for everyone. We recommend the Llyn Cwellyn Boardwalk trail, an easy access lakeside walk that meanders between two soaring mountain peaks. Drive a little further in and you will find Llyn Tegid, Wales's largest natural lake, which is a popular place for paddle boarding, windsurfing and fishing, make sure you get permits booked prior to your visit.

If hiking isn't your thing then why not hop on board the seasonal Snowdon Railway, surely one of the most picturesque train rides in the world, with stunning scenery and awe-inspiring views you can ride the rail right to the summit without any exertion needed!





Keen golfers will be spoilt for choice with a number of excellent clubs and course available. Abersoch Golf Club has an 18-hole course adjoining the beach, whilst Llyn Golf Centre has a fifteen-bay driving range and practise green and bunker. Clwb Golf Pwllheli is a 12mile drive away and offers a part links and part parkland course with stunning south facing views of Cardigan Bay and Snowdonia.

History fans have a wealth of spectacular castles to explore, from the coastal Criccieth Castle perched on the rocky headland between two beaches, to the imposing Harlech Castle, a World Heritage site, with its rugged backdrop that dates back to 1283 and is accessed by a newly installed floating bridge that connects the castle with the visitors' centre.

Local Amenities

Nearest Airport	Anglesey Airport (90 km)
Nearest Town/City	Pwllheli (18 km)
Nearest Village	Rhiw (0.6 km)
Nearest Restaurant	Gwesty Ty Newydd (6.3 km)
Nearest Supermarket	Spar Aberdaron (6.3 km)
Nearest Golf	Abersoch Golf Club (12 km)
Nearest Beach	Porth Ysgo Beach (3 km)

## What we love

- The large outdoor terrace holds the best seat in the house to relax and enjoy the Snowdonia views
- Unwind after a day of exploring in the bubbles of the hot tub, glass of wine in hand
- A games room will keep the most competitive amongst you fulfilled with ping pong, pool, table football and darts on offer
- Choose from two sitting rooms to relax in, great places to take in the view as the log burner crackles in the background
- The location is within easy reach of some of the Llyn Peninsula's prettiest sand and shingle beaches

## What you should know...

- Young children should be supervised around the hot tub
- There is restricted head height in the second-floor bedrooms
- The games room has a heating meter which uses £1 or 20p coins

# Terms & Conditions

- **Security deposit:** No security deposit is required for booking this property
- **Arrival time:** Check-in 4.00 p.m.
- **Departure time:** Check-out 10.00 a.m.
- **Energy costs included?:** Yes, included in the rental price.
- **Linen & towels included?:** Yes, included in the rental price.
- **Pets welcome?:** Yes. A maximum of 2 well-behaved dogs are allowed on a request basis. There will be an additional charge of £50 per dog per stay. Dog breeds must be stated at the time of booking.
- **Changeover day:** Friday.
- **End of stay cleaning available?:** Yes. However, guests are required to leave the accommodation clean, tidy and in the same condition as on their arrival. Any extra cleaning, laundry, maintenance and/or rubbish disposal required will be charged against the security deposit.
- **Smoking Allowed?:** Smoking & Vaping are not permitted.
- **Minimum stay:** 3 nights.
- **Heating costs included?:** Yes, included in the rental price.
- **Internet access?:** Wi-Fi internet access included.