

# Tyddyn Belyn

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Tir ac Eiddo

# LWH

Land and Property

Lloyd Williams & Hughes

6.09 acre Smallholding in Tudweiliog, Gwynedd LL53 8PB

Farmhouse, range of farm buildings and land **For Sale by Private Treaty**

'offers in the region of £575,000'





## 6.09 acre Smallholding in Tudweiliog, Gwynedd LL53 8PB

Cyfle prin i brynu tyddyn ger arfordir Penrhyn Llyn

A rare opportunity to acquire a small holding in a costal location on the Llyn Peninsula with extensive range of farm buildings and land.

Tyddyn Belyn comprises of detached 3 bedroom farmhouse, range of traditional and modern farm buildings, chalet and grazing land

Externally on approach, the property is set off the minor road leading to Porth Ychain. A concrete surfaced yard surrounds the property with lawned garden to the North of the Property.

The property is situated 1/4 mile from the sea. The array of building on offer represents an exciting development opportunity.

The property benefits from a timber framed chalet including 3 bedrooms providing additional living accommodation or holiday accommodation. This structure may be improved or redeveloped to suit various uses.

The extensive range of farm buildings on offer at Tyddyn Belyn provides an excellent facility for a range of potential uses and ventures.



# Ty Tyddyn Belyn House

## Ground Floor

Entrance Porch

Entrance Hallway

Reception Room 2.93m x 4.13m

Living Room 3.98m x 4.18m

Kitchen Diner 2.69m x 4.08m

Rear Entrance Porch *Corrugated roof*

*UPVC windows and doors throughout  
Central Heating.*

*Living & Reception rooms benefit from open  
fireplaces*

## First Floor

Bedroom (Rear) 4.03m x 4.17m

Bedroom 4.32m (max) x 4.78m

Bathroom 1.85m x 2.07m

Bedroom (Front) 2.84m x 3.11m

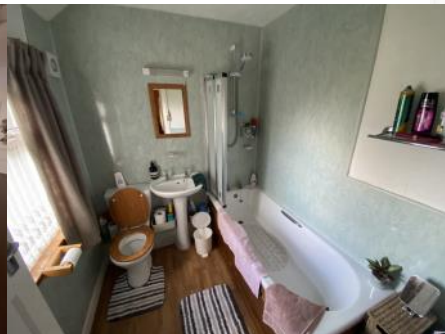
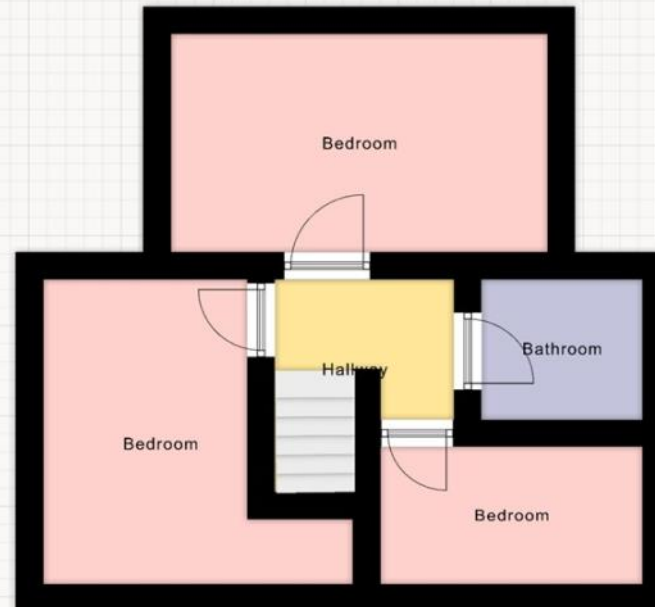
*UPVC windows throughout  
Central Heating.*

*Bathroom includes toilet, basin,  
bath with shower.*

Mains Services and Private Drainage

The property is constructed of Stone under Slate Roof.

The timber frame & corrugated iron roofed and clad lean to extension used as utility/laundry room



## Adeiladau Tyddyn Belyn Farm Buildings

### 1. Machinery Shed 5.52m x 13.22m

Portal frame, block retaining walls, box profile covering. PV solar panel system on roof.

### 2. Storage Shed 7.81m x 12.90m

Brick elevations, timber trust roof, corrugated fibre cement covering with x3 double doors.

### 3. Sheep Shed 9.43m x 24.64m

Portal frame, block retaining walls, box profile covering. 3a. Part of the sheep shed is constructed of timber frame under corrugated steel covering.

### 4. Storage Shed 5.52m x 13.22m

Portal frame, block retaining walls, corrugated fibre cement covering with double entrance doors.

### 5. Hay Barn 3.52m x 7.70m

Steel frame, box profile and corrugated steel covering.

### 6. Machinery Shed 3.81m x 11.80m

Timber frame, corrugated steel covering, double doors.

## Traditional Buildings

Complex adjacent to house of stone elevations under slate roof with timber doors comprising of:

### 7. Granary 'Sgubor' 5.02m x 6.33m

Timber lambing pens, stable door.

### 8. Stable 4.21m x 3.97m

Now used as store, stable door.

### 9. Cow Shed 'Beudy' 4.04m x 4.25m

Now used as workshop, stable door.

### 10. Coach house 'Coetiws' 2.28m x 4.63m

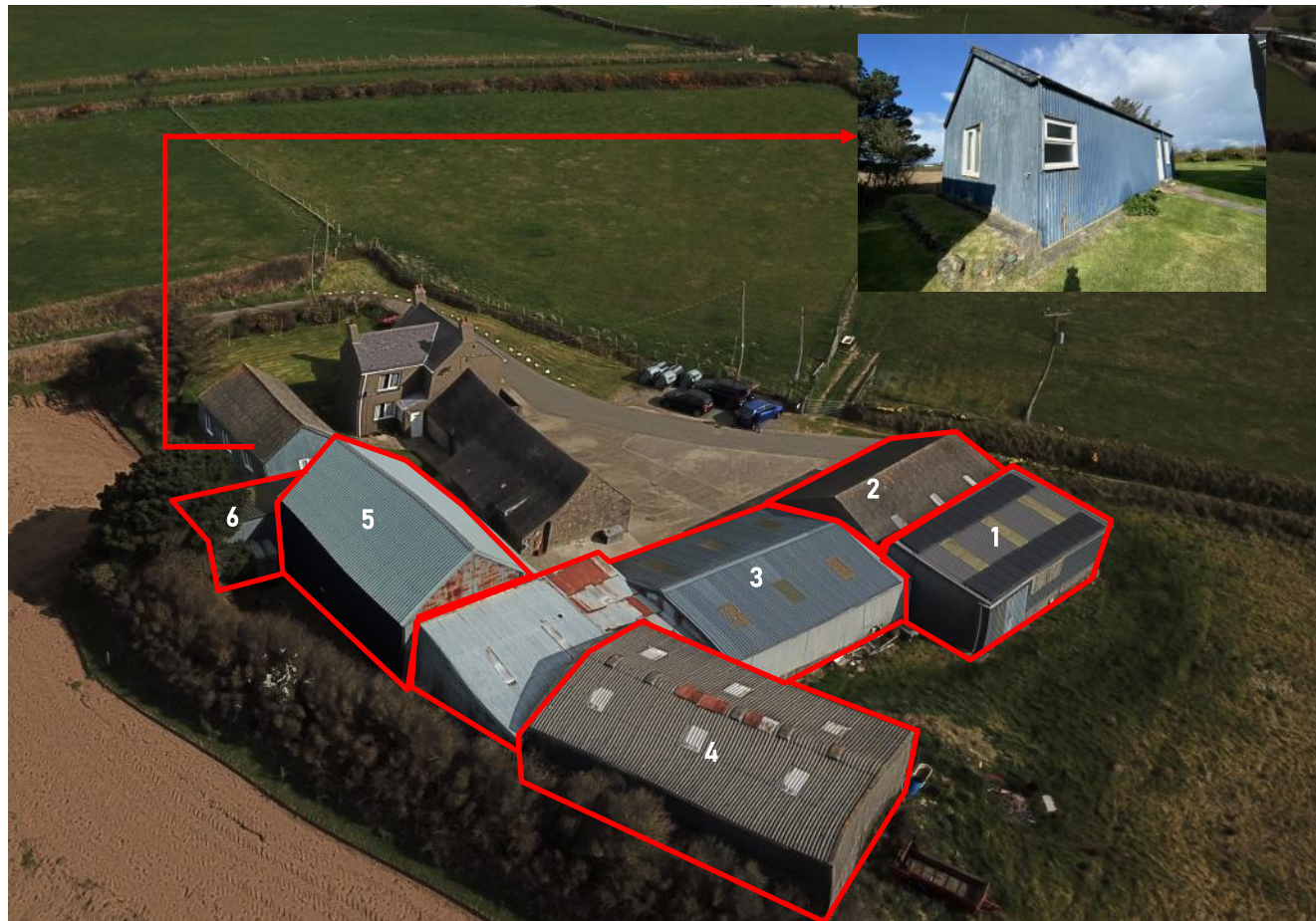
Now used as store, loft above, double doors.

### 11. Garage 'Garej' 2.50m x 5.36m

Used as utility room.

## Chalet/Annexe

Timber frame, corrugated iron covering chalet. 3 bedrooms, bathroom, kitchen, living room formerly used as holiday letting accommodation.



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6.09 acres

2.46 hectares

## IMPORTANT NOTICE:

Lloyd Williams & Hughes and their clients give notice that:-

1. They do not have authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact
2. Any areas, measurements or distances are approximate. The text and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and the agents have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

## Method of Sale

The land is offered for sale by Informal Tender.

## Boundaries

Any Purchaser shall be deemed to have full knowledge of all boundaries and neither the Vendor nor Vendor's Agents are responsible for defining the boundaries or ownership thereof.

## Planning

The property is sold subject to any existing or other statutory notice or which may come into force in the future. Purchasers should make their own enquiries into any designations.

## Easements, Wayleaves and Rights of Way

The land is sold subject to all the benefits of all wayleaves, easements, right of way and third party rights, whether mentioned in the particulars or not.

## Basic Payment Scheme

No Basic Payment Scheme Entitlements are included with the sale of the property. These may be available by separate negotiation.

## Viewing

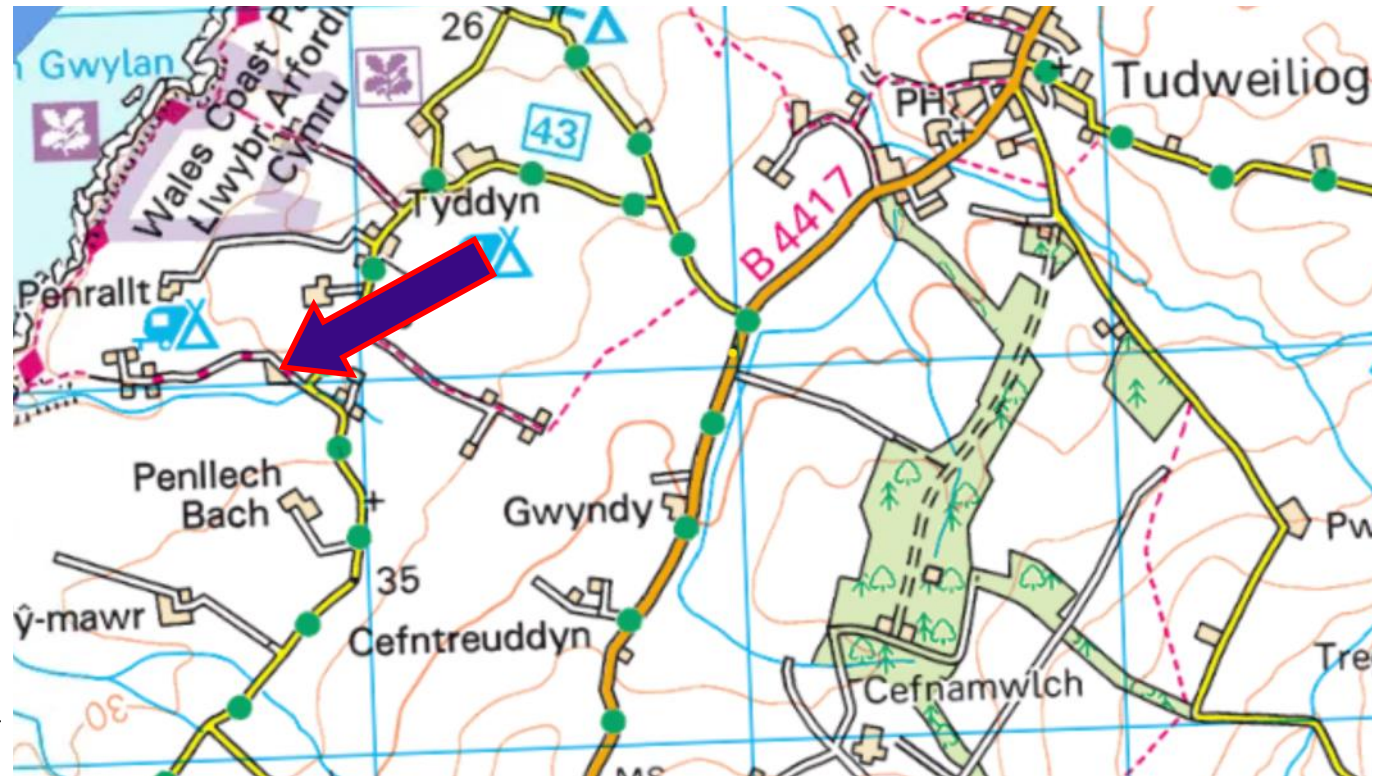
Strictly by appointment only.

## Tenure

We are advised that the land is Freehold with vacant possession on completion.



**Directions** from Tudweiliog head South towards Llangwnadl on B4417 for 1 mile. After the large layby turn right onto the single track road. Follow the road past Tyddyn Mawr for 1 mile and Tyddyn Belyn is located on the left, via the minor road adjacent to a collection of recycling bins.



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