

Tir ac Eiddo

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Land and Property

Lloyd Williams & Hughes



Tyddyn / 14.96 Acre Coastal Smallholding
Tir Bach, Pistyll
Pwllheli, LL53 6LW

offers in the region of **£630,000**
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Tir Bach, Pistyll, Pwllheli, LL53 6LW

Extending to 14.96 acres up to the High-Water Mark, Tir Bach represents a once in a lifetime opportunity to own a coastal smallholding located on the northern coast of the Llyn Peninsula above Porth Bod-Eilias near Pistyll. The property boasts views of Caernarfon Bay, Porth Pistyll, Porth Nefyn and Porthdinllaen to the North. To the East Garn Fôr are in view with Mynydd y Gwylwyr located behind the property.

Yn ymestyn i 14.96 erw hyd at y Marc Dŵr Uchel, mae Tir Bach yn gyfle unwaith mewn oes i fod yn berchen ar dyddyn arfordirol sydd wedi'i leoli yng Ngogleddol Penrhyn Llŷn uwchben Porth Bod-Eilias ger Pistyll. Mae gan yr eiddo olygfeydd tuag at Fae Caernarfon, Porth Pistyll, Porth Nefyn a Phorthdinllaen i'r Gogledd. i'r Dwyrain mae Garn Fôr i'w gweld gyda Mynydd y Gwylwyr y tu ôl i'r eiddo.

Tir Bach in Summary Comprises of:

- 3 Bedroom Detached Farmhouse
- 3 Letting Units – 6 Bed Spaces
- Studio and Workshop
- Toilet and Shower Block Facilities
- Kitchen, Playroom and Stores
- Stone Hay Barn
- Approximately 9 acres of grazable land



Historically, the property has been operated as a tourism enterprise with a license for 50 tents and 3 caravans on the land and the letting of three holiday units within the range of outbuildings. The campsite ceased trading in 2016 due to retirement however the lettings units are still used in part to this day.

Tir Bach Farmhouse

The 3-bedroom farmhouse was last renovated in the late 1970's and is now ripe for refurbishment to take advantage of the coastal setting and the view on offer.

The accommodation comprises of:

Ground Floor:

Entrance Porch 0.93m x 1.46m

Living Room 4.00m x 5.09m

Fireplace, Stairs to 1st Floor

Dining Room 2.58m x 5.07m

Fireplace

Kitchen 3.60m x 4.04m

Fitted Units, Royal Stove (Oil Fired)

First Floor:

Hallway

Bedroom 2.60m x 5.05m

Double Bedroom, Fitted Wardrobes

Bedroom 2.24m x 4.08m

Bedroom 2.39m x 2.74m

WC 1.12m x 1.97m

Bathroom 2.84m x 3.65m

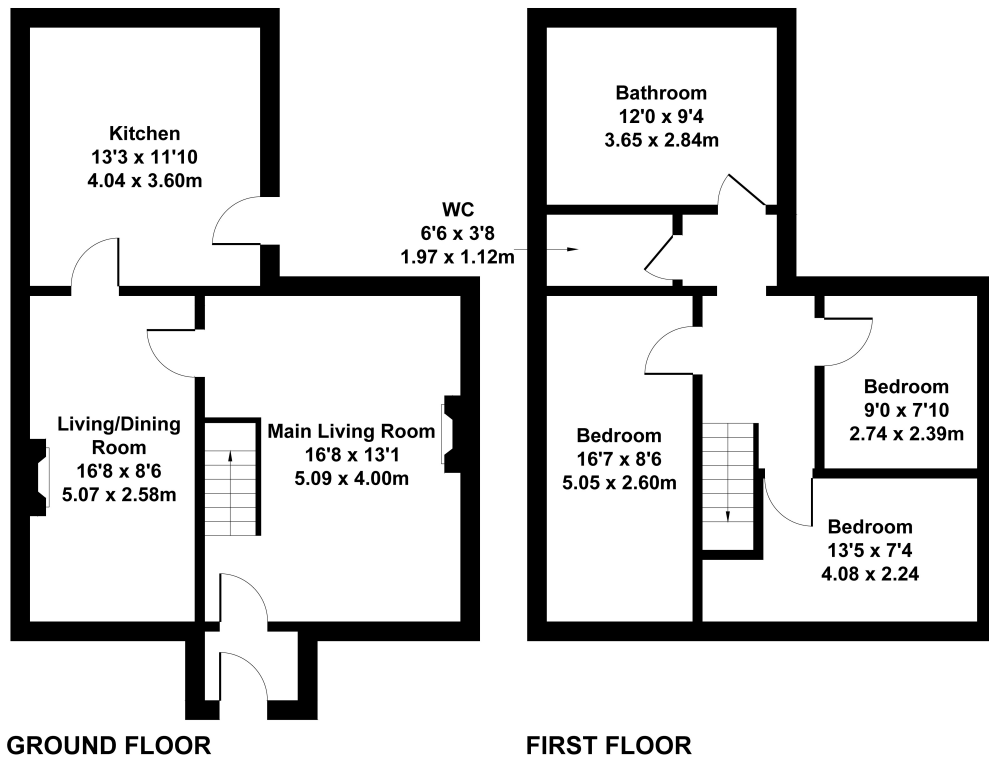
Fitted Cupboards, WC, Bath, Shower over Bath and Basin.

A mature orchard is situated in front of the farmhouse with an additional lawned garden to the side of the property and a concrete driveway.

The property was constructed of part stone and brick elevations, rendered under slate roof covering. The heating and hot water of the property is provided by the oil range. EPC: F

Tir Bach, Pistyll, Pwllheli, Gwynedd, LL53 6LW

Approximate Gross Internal Area
1076 sq ft - 100 sq m



Not to Scale. Produced by The Plan Portal 2023
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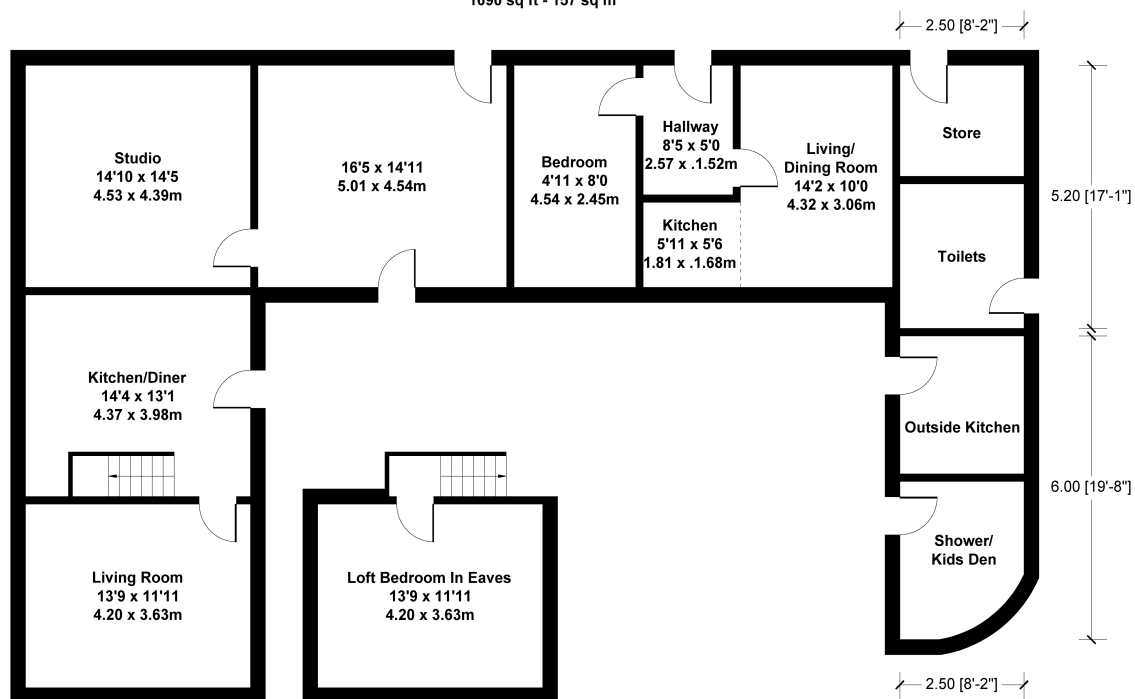
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Tir Bach, Pistyll, Pwllheli, Gwynedd, LL53 6LW

Approximate Gross Internal Area
1690 sq ft - 157 sq m



OUTBUILDINGS

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Tir Bach Letting Units – The Honey House, Stable and Bothy

A firm favourite with fishermen and tourists alike, the letting units were originally developed by the current family in the late 1970's and have been welcoming guests ever since. The accommodation is basic, and the units now are in need of renovation or redevelopment.

The Stable comprises a kitchen diner, living room and loft bedroom:

Kitchen Diner 3.98m x 4.37m
Living Room 3.63m x 4.20m
Loft Bedroom 3.63m x 4.20m

The Honey House situated on the opposite side has coastal views comprising a kitchen, dining living area, porch, and double bedroom:

Hallway 1.52m x 2.57m
Kitchen, Dining Living 4.32m x 4.75m (max)
Bedroom 2.45m x 4.54m

The Bothy is situated opposite the main farmhouse and comprises a singular space providing basic accommodation including a bunk bed, sink and stove. The Bothy is currently in a redundant state of repair.

Tir Bach Studio and Workshop

Located alongside the Honey House and previously used as a fully operational workshop. The area could be incorporated as further accommodation subject to relevant consents and permissions.

Workshop 4.54m x 5.01m
Studio 4.39m x 4.53m

Toilet and Shower Facilities

Leading alongside the Honey House is the toilet block with two toilets and an adjoining storeroom.

Toilets and Storeroom 2.5m x 5.2m

Kitchen, Playroom, and Stores

Alongside the toilet block a kitchen, shower and playroom are situated.

Outbuilding 6.0m x 2.5m



Hay Barn

Behind the range of outbuildings, a substantial stone-built barn is located with rendered elevations under slate roof the building has excellent potential with uninterrupted panoramic views.

Hay Barn 4.41m x 10.42m

Adjacent to the barn is a BBQ area and former sheep dip.

The Land

Of the 14.96 acres, approximately 9 acres is suited to grazing/mowing with the land divided to 6 enclosures with access available off the public highway.

The parcels of land surrounding the range of outbuildings were utilised for camping historically under the license for 50 tents at Tir Bach.

Services: Mains Water and Electric, Oil-fired central heating (Farmhouse Only), Private Drainage.

Directions: From Nefyn Groes Mini roundabout, head East towards Pistyll on BB4417 Tai Lon. On departure of Nefyn the property is located on the left-hand side in approximately 1 mile after passing Wern Farm.

Notices

Easements, Wayleaves and Rights of Way: The property is sold subject to all existing easements, wayleaves, public and private right of ways whether specified or not in these sales particulars.

Viewing: Please contact the office to book your viewing.

Planning: LWH do not warrant that any aspect of Tir Bach has the relevant permissions or consent. Purchasers should undertake their own research and enquiries.

Method of Sale: Private Treaty.

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