



Rhydau Gloewon

| Lithfaen, Gwynedd

| **Carter Jonas**

Rhydau Gloewon Llithfaen Pwllheli LL53 6NH

**An attractive lifestyle farm
located on the Llyn Peninsula
extending in total to 24.62 acres.**

A unique opportunity to purchase a small agricultural holding situated in an attractive rural location with fine views over the surrounding Llyn Peninsula countryside and Tre Ceiri hills.

Rhydau Gloewon comprises of a detached three bedroom farmhouse which has recently been renovated, a range of traditional farm buildings along with approximately 24 acres of productive farmland.

In all extending to 24.62 acres.

For sale by private treaty as a whole.



Location

Rhydau Gloewon occupies a pleasant rural location within a short distance of the village of Llithfaen. The market town of Pwllheli is located 5.5 miles from the holding and 26 miles from the University city of Bangor.

Amenities

Llithfaen offers a village shop and Post Office services as well as a local public house. The market town of Pwllheli provides a wider range of services including local and national shops and a variety of independent public houses and restaurants.

Farmhouse

Rhydu Gloewon farmhouse is a traditional Welsh farmhouse under a slate roof in a peaceful rural situation.

The farmhouse has recently undergone a substantial renovation with new external render, new UPVC double glazing and a newly constructed rear porch. In addition, the property benefits from a newly fitted oil fired central heating system and electrical fit out.

The property offers ground floor accommodation extending to the rear porch extension which works as an entrance hall, a kitchen, living room and a downstairs bathroom. On the first floor there are three

good sized bedrooms.

Internally the accommodation offers the opportunity to purchase a blank canvas for any new owner to transform into their preferred style.

Externally there is a lawned area which is perfect for outside living from which pleasant countryside views can be enjoyed.

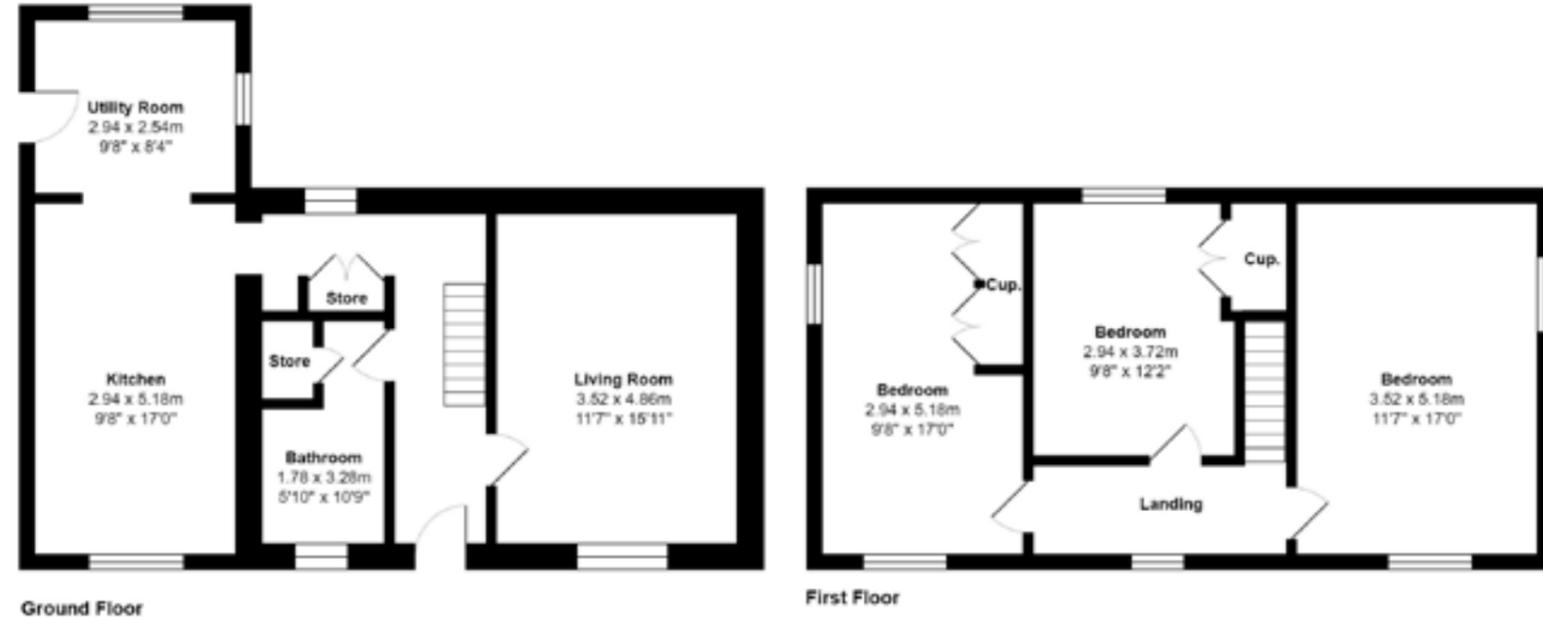


Floor Plan

Rhydau Gloewon
Carnguwch Bach
Llithfaen
Pwllheli
LL53 6NH

Main House:
xxxx Sq Ft / xxx Sq M

Total:
xxxx Sq Ft / xxx1 Sq M



For illustrative purposes only - not to scale.
The position & size of doors, windows, appliances
and other features are approximate only.

Buildings

To the rear of the farmhouse is a traditional stone barn under a slate roof. In addition, there is a small brick built barn under a corrugated sheet roof.

The buildings provide useful accommodation that can be used for a variety of agricultural and amenity uses.

The traditional stone outbuilding adjacent to the farmhouse offers a renovation opportunity subject to securing the requisite planning permission.



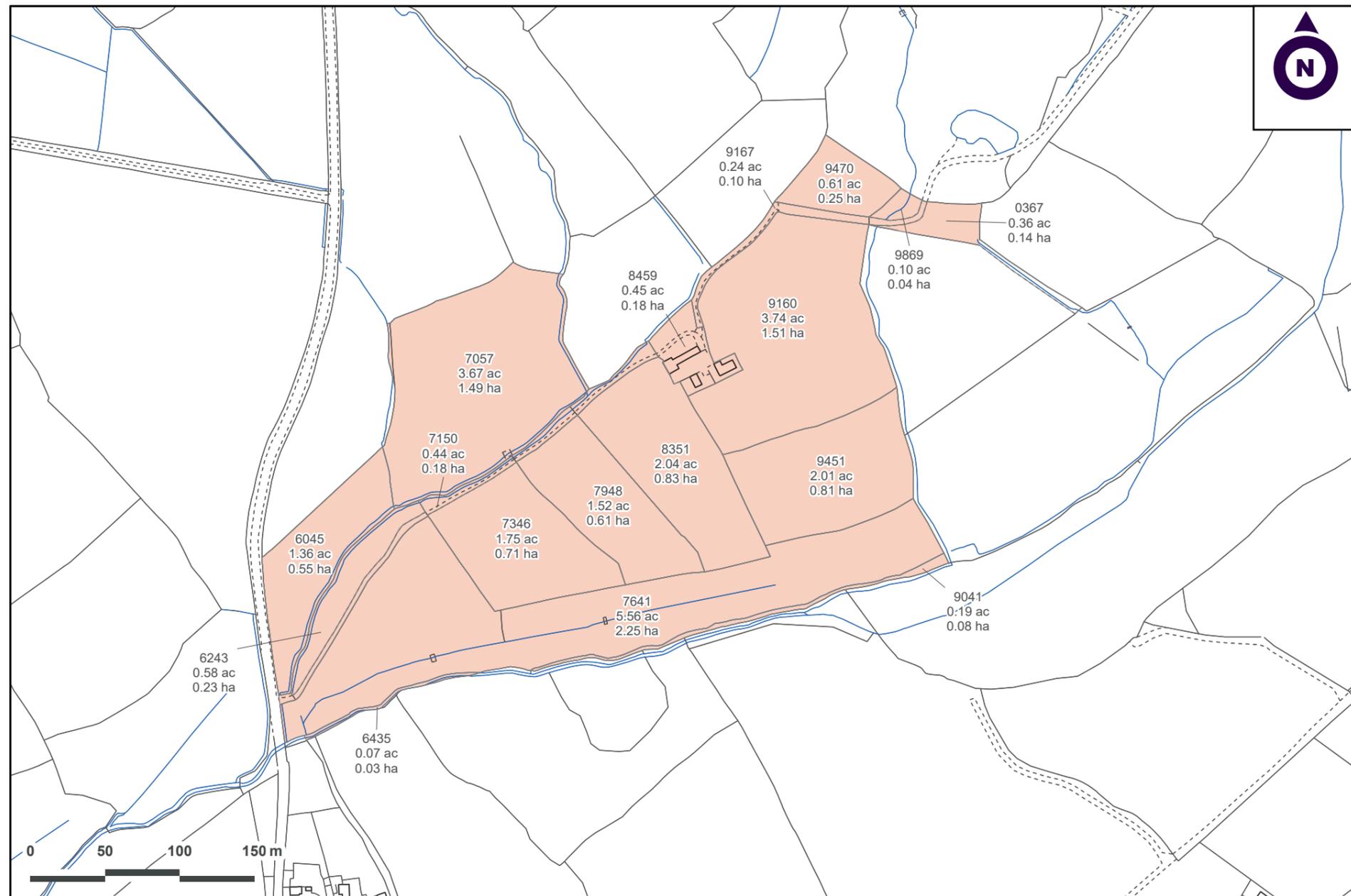
Land

The farmland extends to approximately 24 acres, being a mixture of permanent grassland suitable for grazing and cropping along with some areas of low lying pasture.

The farmland is split into a number of different parcels with the best grazing ground being located around the farmstead and adjacent to the access track.

The lower lying land is located along the southern boundary of the holding and is comprised of wetter pasture with areas of rush.





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Method of Sale

The property is offered for sale by private treaty as a whole.

Tenure & Possession

The freehold of the property is offered for sale with vacant possession.

Basic Payment Scheme

The holding is registered by Rural Payment Wales. No Basic Payment Scheme Entitlements are included with the sale however may be available to purchase by separate negotiation.

More detailed information is available from the selling agent, however, it is advised that all purchasers take independent advice.

Wayleaves, Easements & Rights of Way

The property will be sold subject to and with the benefit of all wayleaves, easements and rights of way, whether mentioned in these particulars or not.

Health & Safety

Given the potential hazards of a livestock farm, we would ask you to be as vigilant as possible when making your inspection, for your own personal safety.

EPC Rating

Rhydau Gloewon farmhouse has an EPC rating of E(41).

Local Authority

Cyngor Gwynedd Council
www.gwynedd.llyw.cymru

Viewings

Strictly by confirmed appointment with the Vendor's Agent Carter Jonas 01248 360414

Directions

From the village of Llanalhaearn follow the B4417 in the direction of Nefyn. Follow this for approximately 1.5 miles until it is possible to take a left turn before the village of Llithfaen. Follow this minor country road for approximately 1.5 miles until the entrance to Rhydau Gloewon is located on your left. Follow the private track for 0.25 miles until you arrive at the farmstead.



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Esri, Intermap, NASA, NGA, USGS



North Wales

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National Rural Agency

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Important Information

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