

Tir ac Eiddo

LWH

Land and Property

Lloyd Williams & Hughes

Tyn-Llannor Fawr

Rhosfawr, Gwynedd LL53 6YF

Fferm 83 erw yn fras – 83 approx. acre Farm
Available as a Whole, or in Lots:

- Lot 1 – Farmhouse, Farm Buildings in 2.7 acres approx.
- Lot 2 – Land West of Tyn-Llannor Fawr – 22 acres approx.
- Lot 3 – Land South of Tyn-Llannor Fawr - 58 acres approx.



Daliad 83 erw yn cynnwys ffermdy 5 ystafell wely, ystod sylweddol o adeiladau fferm traddodiadol mewn lleoliad gwledig a chyfleus ger Rhosfawr • Substantial 83 acre holding comprising a spacious 5-bedroom farmhouse, substantial range of traditional farm buildings set in a rural yet convenient location near Rhosfawr.

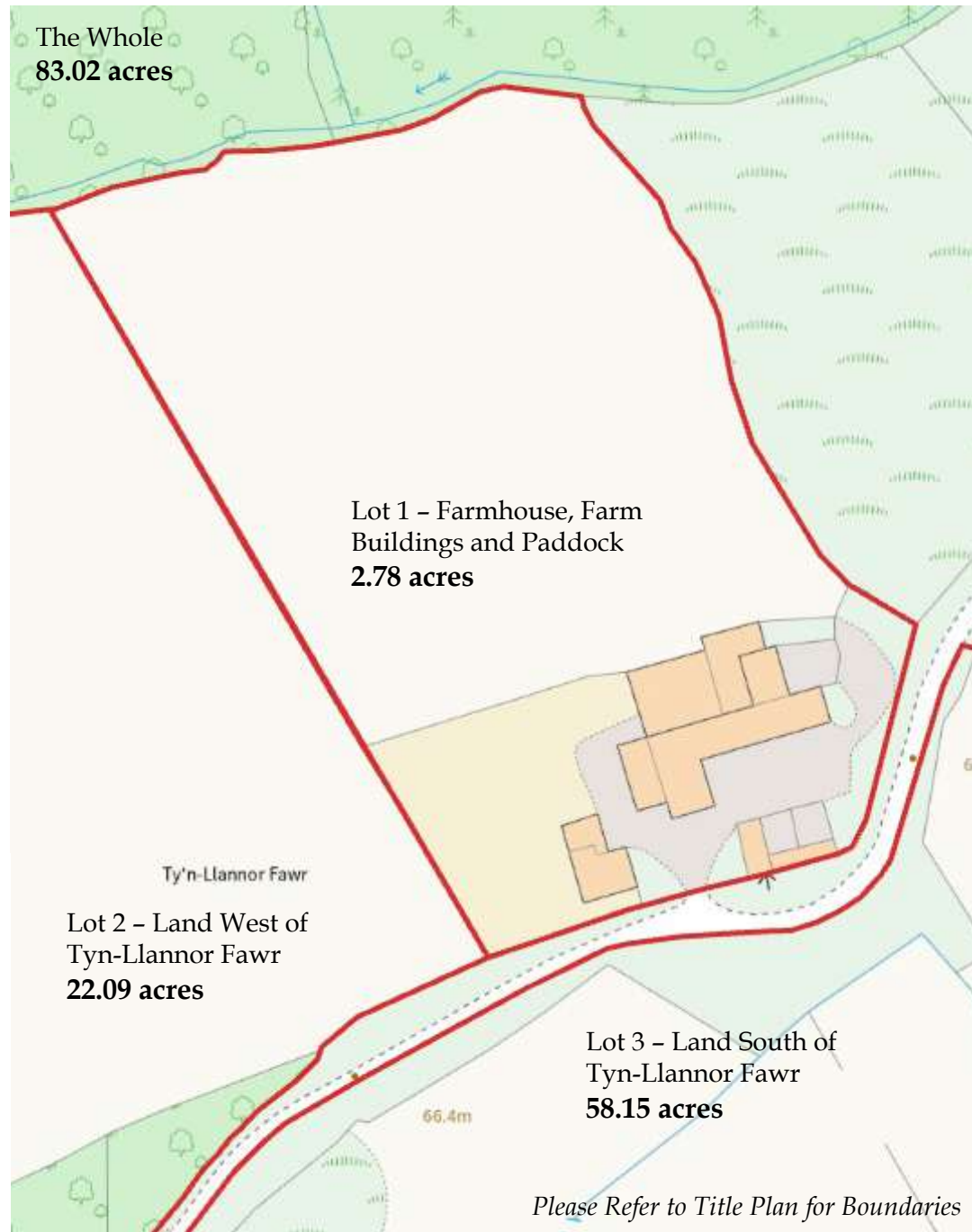
Lot 1 : House, Buildings and 2.78 ac • Lot 2 : 22.09 acres of Land • Lot 3 : 58.15 acres of Land • The Whole : 83.02 acres



Mae Tyn-Llannor Fawr wedi'i leoli yn Rhosfawr, rhwng Y Ffor a Pentre Uchaf, hanner milltir i'r De o'r B4354.

Tyn-Llannor Fawr is located in Rhosfawr, between Y Ffor and Pentre Uchaf, half a mile South of B4354.

The farmhouse and buildings benefit from direct access from the public highway with the remaining land located to the North and South of the lane leading to Llannor.



Tŷ Tyn-Llannor Fawr House

Mae'r ffermdy yn cynnwys 5 ystafell wely gyda 2 ystafell fyw a 2 ystafell ymolchi.

The farmhouse comprises 5 bedrooms with generous living accommodation and 2 bathrooms.

The property was substantially extended in the 1980s to include a two-storey rear extension providing a utility room, shower room and an open plan kitchen and living area. The property has been well maintained over the years and would now benefit from a full programme of modernisation.

The ground floor comprises an open plan living room and dining kitchen extending the full length of the property.

Opposite a formal living room is situated with fireplace and a utility room with a WC and Shower room.

The first floor comprises 5 bedrooms, two double bedroom straddle the hallway to the front of the property with views across Lot 2. A smaller bedroom and bathroom are located at the rear of the original property. The rear extension houses the large dual aspect master bedroom with a further bedroom next door overlooking the barns.

Externally the property benefits from a wrap around lawned garden with panoramic views of surrounding countryside. The 2.78-acre paddock backs onto the rear garden and buildings.



Adeiladau Farm Buildings

Mae adeiladau fferm Tyn-Llannor Fawr mewn cyflwr da gyda potensial i'w datblygu ymhellach.

The farm buildings at Tyn-Llannor Fawr are well maintained with potential for further development.

The buildings are well configured for conversion (subject to relevant consents and permissions) comprising the principal range of buildings extending to 340 m² approx., the pig styes and stores extending to 60 m² approx. and the corrugated hay barn extending to 230 m² approx.

The entire yard fronts to the public highway with two existing accesses, next to the farmhouse and to the East of the barns providing scope to separate the barns and house if desired.

The Central Range includes a former dairy and cow shed with a double height barn, two lofts and multiple stores.

The Pig Styes front the public highway with two large styes and an adjoining garage and stores.

The above are constructed of stone elevations under slate roof.

The Hay Barns are timber framed under corrugated steel sheeting, part with concrete floor.

The paddock accompanying lot 1 is down to pasture and is presently accessed to the side of the farm buildings.



Tir Land

The land at Tyn-Llannor Fawr is offered in two lots:

Lot 2 extending to 22.09 acres, contained within 4 enclosures located West of the Farmhouse and Yard. 3 of the enclosures have direct access to the public highway.

The land is presently sown to pasture. The Northerly boundary is low lying in nature and natural water services the land.

Lot 3 extends to 58.15 acres, located South of the farmyard contained within a ring fence. The land has direct access off the public highway and is serviced by a natural water supply.

The land is a mixture of grazing/mowing land and wetland. The farm has been used for sheep and beef grazing in recent times.

A small wooded area adjoins the public highway.

Field Numbers and Sizes are Available

Important Information

Mains Water Supply to Land

We are advised that a Welsh Water Main traverses Lot 2, an easement will be retained for the benefit of Lot 3 to access this main.

Boundaries

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

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 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.



Tyn-Llannor Fawr LL53 6YF

Approximate Gross Internal Area
1582 sq ft - 147 sq m

Important Information

EPC: E

Construction: Traditional Construction Under Slate Roof Covering UPVC Double Glazing

Services: Oil Fired Central Heating, Mains Water and Private Drainage

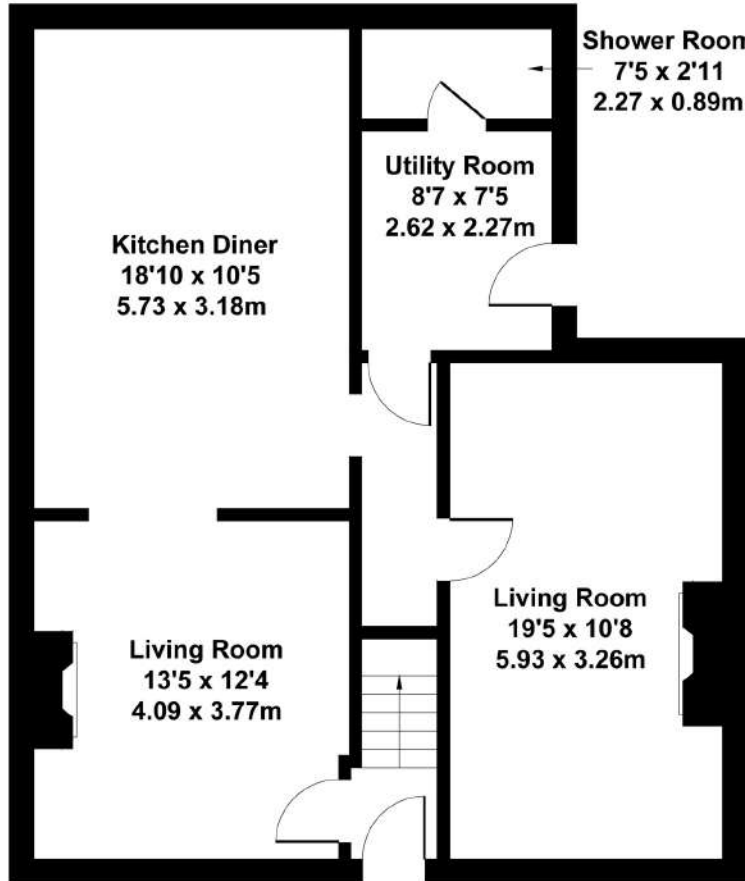
Method of Sale

Private Treaty

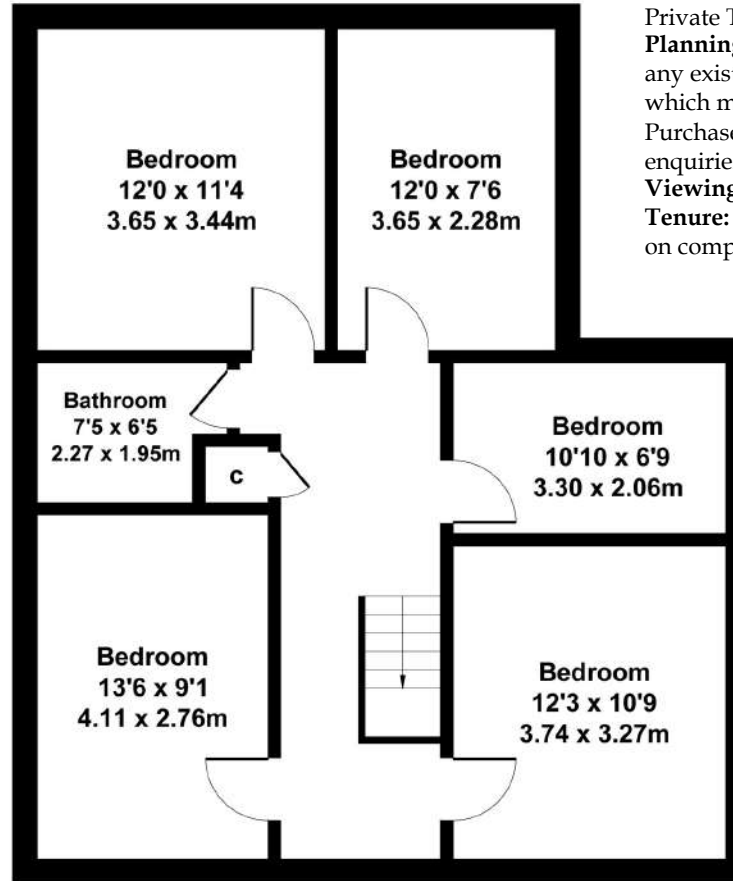
Planning: The property is sold subject to any existing or other statutory notice, or which may come into force in the future. Purchasers should make their own enquiries into any designations.

Viewing: By appointment only.

Tenure: Freehold with vacant possession on completion.



GROUND FLOOR



FIRST FLOOR

Cynllun Tir Land Plan

Please Refer to Title Plan for Boundaries



Lot 1 - Farmhouse, Farm Buildings and Paddock

Lot 2 - Land West of Tyn-Llannor Fawr

Lot 3 - Land South of Tyn-Llannor Fawr

Location and Directions

From Y Ffor, head West toward Rhosfawr in the direction of Boduan on the B4354 and follow the highway for 1.4 miles. Off the arrow straight carriageway turn left onto a single-track road through a recently felled woodland and follow the lane for 0.5 miles and the property is located on the right-hand side.