

Tir ac Eiddo LWH Land and Property CYF
27 Penlan Street
Pwllheli
Gwynedd
LL53 5DE



04 June 2024

Pant Glas Cennin, Garndolbenmaen, Gwynedd LL51 9EX

Diolch am fynegi diddordeb yn Pant Glas Cennin, gweler isod amcan brisiau'r eiddo yn gyfan, neu mewn tair lot fel y disgrifir o fewn y manylion.

Pant Glas Cennin yn Gyfan 77.77 erw	£795,000
Lot 1 – Tŷ Fferm, Adeiladau a 28.08 erw	£695,000
Lot 2 - Tir i'r Dwyrain o Pant Glas Cennin 14.99 erw	£60,000 to £80,000
Lot 3 – Tir i'r Gorllewin o Pant Glas Cennin 34.70 erw	£40,000 to £60,000

Thank you for expressing interest in Pant Glas Cennin, see below the guide prices of the property as a whole, or in three lots as described within the sale particulars.

Pant Glas Cennin as a whole 77.77 acres	£795,000
Lot 1 – Farmhouse, Buildings and 28.08 acres	£695,000
Lot 2 – Land East of Pant Glas Cennin 14.99 acres	£60,000 to £80,000
Lot 3 – Land West of Pant Glas Cennin 34.70 acres	£40,000 to £60,000

Os ydych angen unrhyw wybodaeth, neu i drefnu ymweliad, mae croeso i chi gysylltu â ni.
If you require any further information, or to arrange a viewing please do not hesitate to contact us.

LWH

Field Numbers:

Lot 1 – Farmhouse, Farm Buildings and 28.08 acres

Schedule	OS	9604	0.74 acres
	OS	0576	0.42 acres
	OS	0684	1.08 acres
	OS	0799	2.56 acres
	OS	0899	0.32 acres
	OS	0982	0.64 acres
	OS	1893	1.68 acres
	OS	1999	1.30 acres
	OS	2692	2.02 acres
	OS	3099	1.75 acres
	OS	4183	4.49 acres
	OS	4296	4.57 acres
	OS	1808	1.03 acres
	OS	2401	0.79 acres
	OS	3107	<u>4.64 acres</u>
			28.08 acres

Lot 2 14.99 acres East of Pant Glas Cennin

Schedule	OS	6182	6.89 acres
	OS	6294	<u>8.10 acres</u>
			14.99 acres

Lot 3 – 34.70 acres West of Pant Glas Cennin

Schedule	OS	8060	27.69 acres
	OS	6064	<u>7.01 acres</u>
			34.70 acres

Tir ac Eiddo

LWH

Land and Property

Lloyd Williams & Hughes

Pant Glas Cennin

Garndolbenmaen, Gwynedd LL51 9EX

Fferm 77 erw yn fras – 77 approx. acre Farm
Available as a Whole, or in Lots:

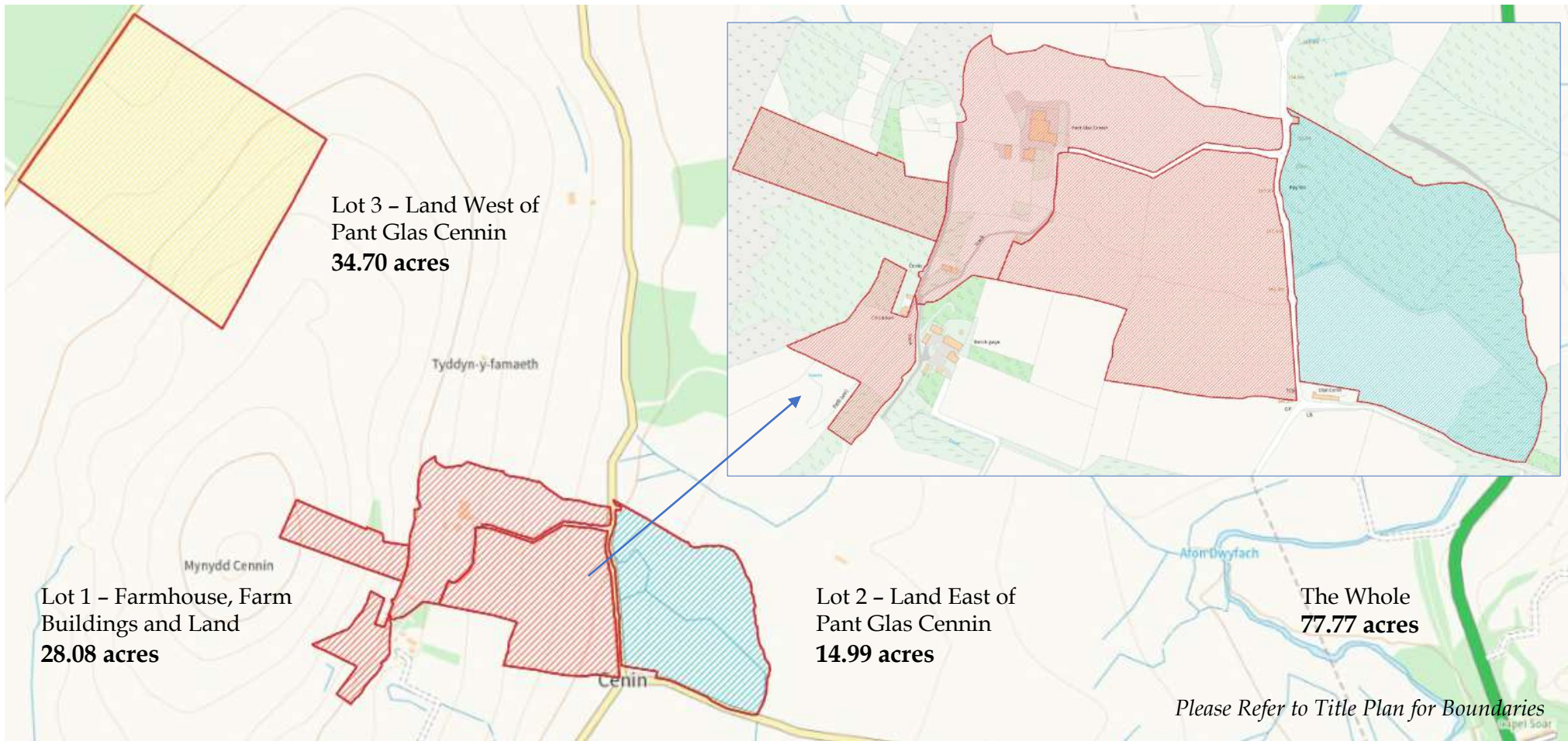
- Lot 1 – Farmhouse, Farm Buildings in 28 acres approx.
- Lot 2 – Land East of Pant Glas Cennin – 15 acres approx.
- Lot 3 – Land West of Pant Glas Cennin - 34 acres approx.



Fferm 77 erw yn cynnwys ffermdy 5 ystafell wely, ystod o adeiladau fferm traddodiadol a modern mewn lleoliad gwledig yn Pant Glas ger Bryncir • Substantial 77 acre holding comprising a spacious 5-bedroom farmhouse, range of traditional and modern farm buildings set in a rural location in Pant Glas near Bryncir.

Pant Glas Cennin represents a rare opportunity to acquire a working farm in the heart of the Eifionydd Countryside.

Lot 1 : House, Buildings and 28.02 ac • Lot 2 : 14.99 acres of Land • Lot 3 : 34.70 acres of Land • The Whole : 77.77 acres



Mae Pant Glas Cennin wedi'i leoli milltir i'r Gorllewin o Fryncir, gyda mynediad hwylus i'r A487 Lon Caernarfon i Borthmadog. Pant Glas Cennin is located a mile West of Bryncir with convenient access to the A487 Caernarfon to Porthmadog road. The elevated position provides unrivalled views across surrounding countryside with the landmark mountain ranges in full view, and Cardigan Bay beyond.



Tŷ Pant Glas Cennin House

Mae'r ffermdy yn cynnwys 5 ystafell wely ac yn hanesyddol wedi'i osod fel llety gwyliau.

The farmhouse comprises 5 bedrooms and is configured in two parts enabling the front of the property to be let as 4-bedroom holiday accommodation.

The property was substantially extended and partially re-built in the 1980s. The property has been well maintained and could be moved into straight away with some redecoration.

The ground floor leading from the front, comprises a large living room with fireplace along with a separate kitchen area forming part of the former holiday let. The rear of the property comprises of a further farmhouse style kitchen diner and living area with oil fired range. Within the single-story side extension, a utility room and shower room are located.

The first floor leading from the front comprises 3 double bedrooms overlooking the front of the property and a shower room, family bathroom and a further double bedroom to the rear. Accessed via the rear staircase, a further double bedroom is located overlooking the farmyard totalling 5 bedrooms.

The front and rear accommodation can be occupied as one, with a connection door located on the ground floor and a further door presently blocked off on the 1st floor. The property is listed as one singular dwelling for Council Tax Purposes.



Adeiladau Farm Buildings

Mae'r adeiladau fferm ym Mhant Glas Cennin yn cynnwys tair sied fodern gyfagos gyda ystod o adeiladau traddodiadol cerrig wedi'u lleoli dros ffordd i'r Tŷ.

The farm buildings at Pant Glas Cennin include a range of modern type barns with a traditional stone outbuilding situated opposite the farmhouse.

The buildings are presently used as workshops, storage and as housing for cattle. A concrete yard wraps around the buildings, with a separate track leading from the highway to a hardstanding yard behind the buildings.

The Modern Range of Building (Left to Right Pictured) comprise a workshop, silage pit, cubicle housing and loose housing with feed passage.

Workshop	6.2 m x 13.5 m
Silage Pit	6.8 m x 18.5 m
Cubicle Housing	6.2 m x 18.5 m
Loose Housing	9.2 m x 13.5 m

The above are constructed of steel frame under a corrugated sheet roof covering, with block walls.

The Traditional Stone Buildings comprise a singular stone barn under sheet roof covering with a further lean-to block under box profile sheet building to the side.

Stone Building	4.5 m x 13.2 m
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Chalet, Ruins and Grounds

Pant Glas Cennin farmhouse is set in generous grounds with an enclosed lawned garden to the front of the property and a concrete path wraps around the rear and side of the property.

A chalet has been sited above the house, on the hillside.

The track in front of the farmhouse leads past the stone ruins up to the Westerly part of Lot 1.

The Chalet measures approximately 40ft x 20ft, the twin unit type mobile home provides spacious accommodation and is accessed via a path leading from the farmyard. The chalet has been sited for many years however is due for renewal.

The Stone Ruin located West of the farmhouse benefits from panoramic views across the surrounding land. Currently in a state of disrepair, the ruins represent a useful footprint.

Location and Directions

From the A487 at Bryncir, take the junction for the industrial units adjacent to the Caernarfon cycle path, and follow the single-track lane past Bryncir Auction for half a mile through Llecheiddior Uchaf.

Bare right and follow the single-track lane for a further half a mile, take the next right-hand junction after Efail Cennin Cottage, and follow the road for a quarter of a mile. Take the next left-hand entrance leading to Pant Glas Cennin.

PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view. The plans and drawings provided are for illustrative purposes only. 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



Tir Land

Lot 1 includes 28.08 acres surrounding the house and farm buildings and varies in quality from grazing and mowing land to rough grazing and upland type land.

Natural water services the land.

Lot 2 is contained in 2 enclosures and extends to 14.99 acres lying to the East of Lot 1 located to the opposite side of the public highway leading to the property. The land is low lying in nature providing grazing for cattle and sheep.

Natural water services the land.

Lot 3 extends to 34.70 acres and is located a short distance from Pant Glas Cennin. The land is predominantly unimproved ffridd/upland type land and is suited to grazing only.

The land may also lend itself for conservation or woodland.

Natural water services the land.

Field Numbers and Sizes are Available

Important Information

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.

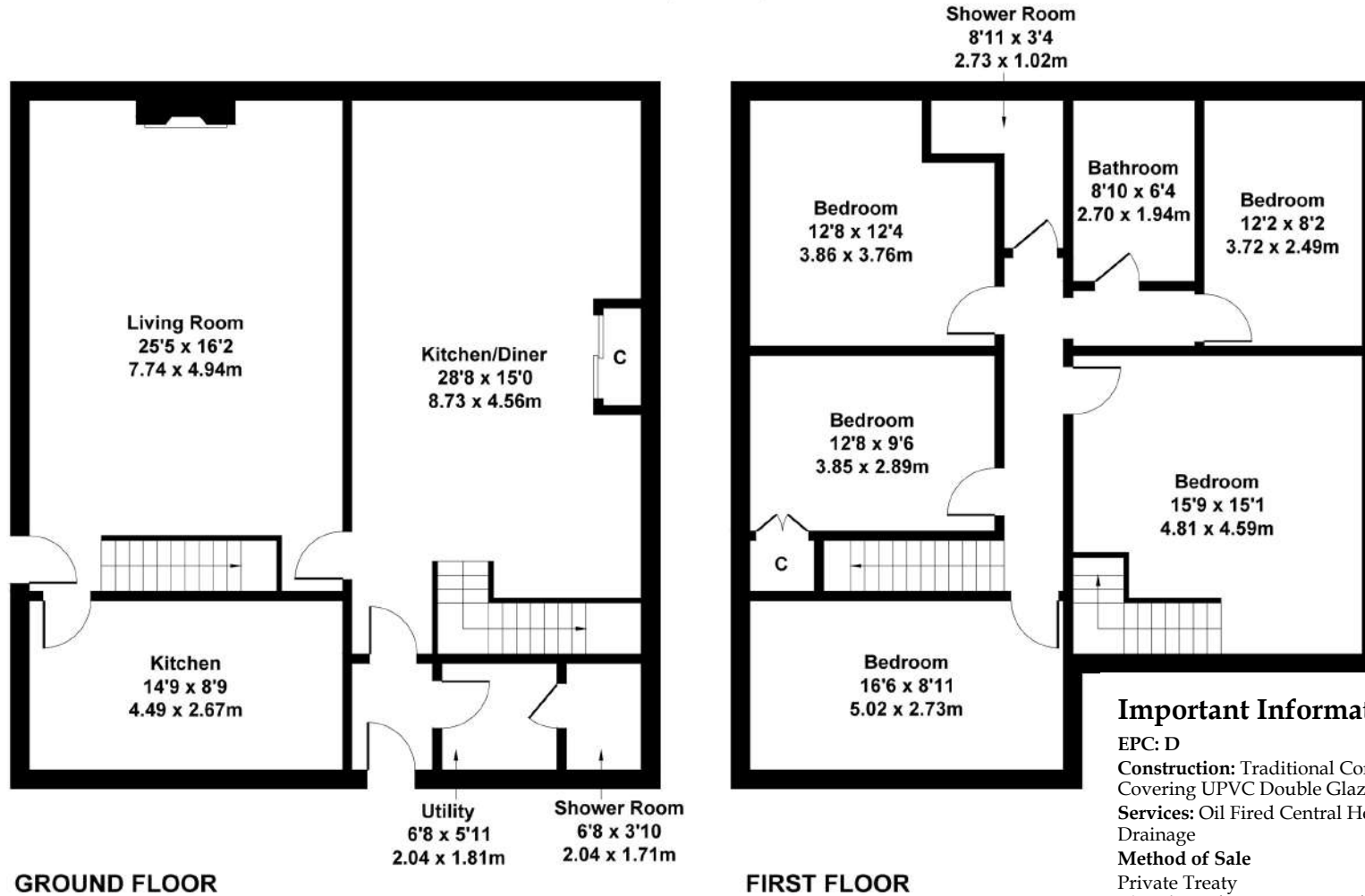
Basic Payment Scheme

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



Pant Glas Cennin, Garndolbenmaen LL51 9EX

Approximate Gross Internal Area
2099 sq ft - 195 sq m



Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.

Important Information

EPC: D

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.