

Tir ac Eiddo

LWH

Land and Property

Lloyd Williams & Hughes



Fferm 157 acre Farm, 5 Bedroom Farmhouse with Range of Buildings
Plas Capten, Trawsfynydd
Blaenau Ffestiniog, LL41 4UW

As a Whole or in 2 Lots: **£1,400,000**

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Plas Capten, Trawsfynydd, LL41 4UW

157-acre holding comprising of a well-presented traditional 5-bedroom farmhouse, a range of modern and traditional farm buildings, and a substantial block of mixed grazing land along with grazing rights.

Fferm 157-erw yn cynnwys tŷ fferm traddodiadol 5 llofft, adeiladau fferm traddodiadol a modern a bloc sylweddol o dir pori gyda hawl pori ar gyfer 300 o ddefaid.

The property is offered for sale as a whole or in two lots:

Lot 1 - Farmhouse, Range of Buildings with 7.73 acres (3.14 ha) (labelled blue)

Lot 2 - Land at Plas Capten 149.69 acres (60.57 ha)

The Whole - 157.42 Acres (63.70 ha)

Plas Capten is recognized as one of the most productive farms in the locality, historically producing cattle and sheep of the highest quality, and the holding has been farmed and kept to a high standard.

The main yard and house are centrally located on the Westerly boundary of the land in a particularly private location with spectacular countryside views. The farmhouse and buildings are accessed via the picturesque tree-lined driveway leading from Ty'n Coed.



Farmhouse (Lot 1)

The period detached farmhouse at Plas Capten has been substantially extended to the rear increasing living accommodation. Historically the property was configured as two separate properties however is now occupied as one with 5 bedrooms and generous living accommodation.

The property benefits from high-quality fixtures and fittings and retains many original features.

The original house is constructed of stone under a part slate and part lead roof covering. UPVC double glazed windows and doors.

Services

Private well water supply, Oil fired central heating (Bunded tank), private drainage.

Gardens and Grounds (Lot 1)

A traditional cottage style garden is located to the front of the property, meticulously maintained lawn with mature shrubs and plants bound by stone walls. The property has a concrete surfaced driveway and parking area to the rear of the property.

The farmhouse and buildings are offered with 7.73 acres (3.14ha) consisting of 3 paddocks surrounding the yard (Lot 1). The land is down to pasture with the largest parcel of land located behind the main farmhouse.

Farm Buildings and Yard (Lot 1)

Plas Capten has a mixture of both modern and traditional buildings and are located to the side of the main driveway in front of the property.

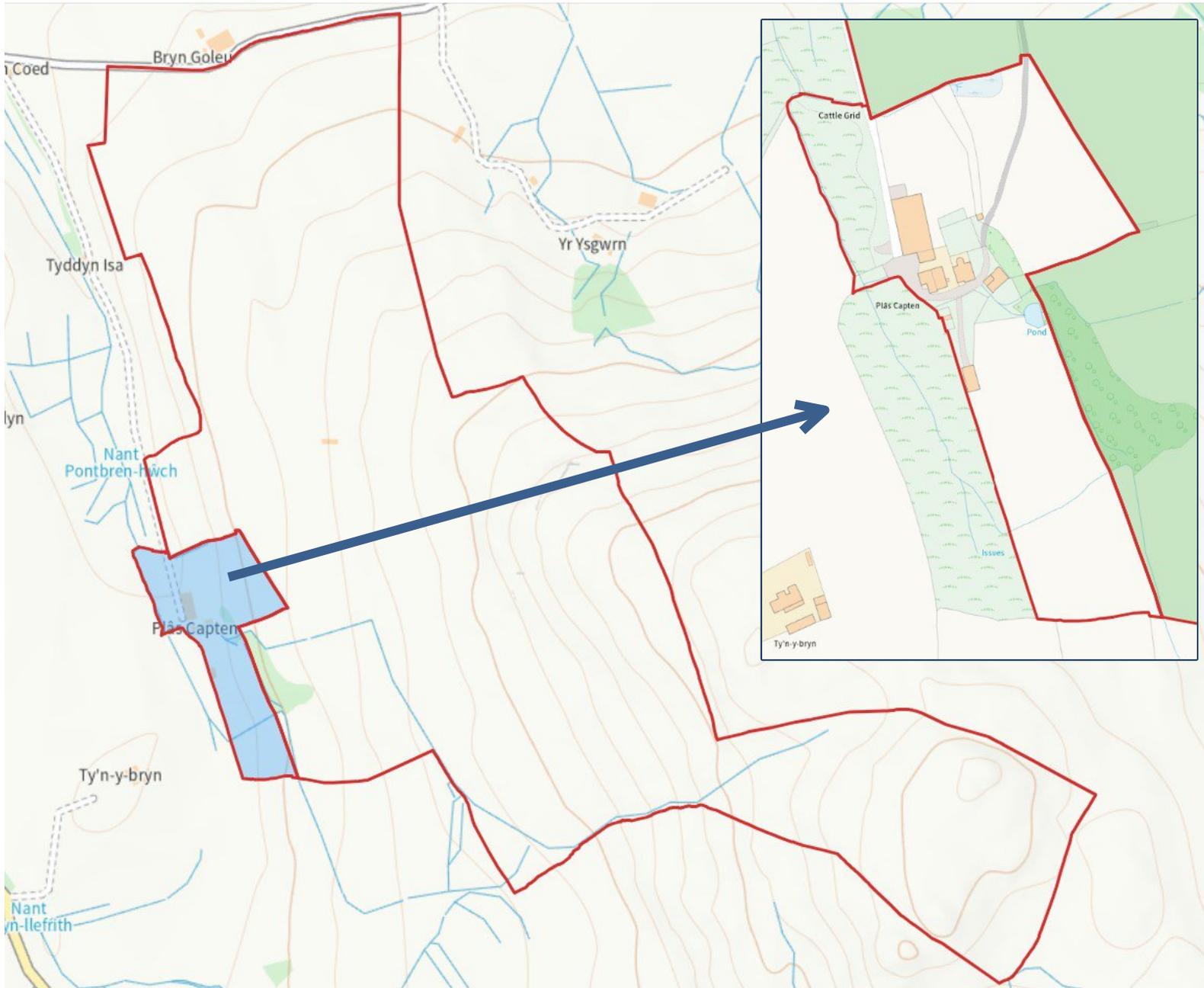
The range of buildings are suited to agricultural practices or may be used for a variety of the uses subject to relevant consents where applicable.

The Land (Lot 2)

Amounting to 149.69 acres (60.57 ha), the land has been improved over the years and as a result is capable of forage production and the grazing of livestock. The land is accompanied by grazing rights for 300 sheep on Llechwedd Gain.

Access to the land is off the public highway leading to Yr Ysgwrn opposite Bryn Goleu. If sold in two separate lots, this will be the only access to the land.

A stone sheep handling pen and a traditional stone outbuilding are located within the land. The option is available to purchase the hefted sheep flock.



Schedule of Land:

Lot 1 (Farmhouse, Buildings and Land)

Field No	Hectares
8221	0.8
8304	1.3
7121	0.42
7515	0.27
7521	0.35
	3.14

Lot 2 (Land Only)

Field No	Hectares
7190	10.41
2213	20.78
9853	5.82
9484	5.35
8378	0.57
7277	4.08
8156	3.66
8541	1.62
9627	0.26
8826	1.75
9504	3.92
8906	0.1
7533	1.39
	60.57

Directions

At the cross roads to the south side of Trawsfynydd on the A470, take the turning beside the Old Mill Farm House B&B and follow the dead end road for approximately half a mile. Plas Capten (Lot 1) is accessed via the tarmacadam driveway on the right hand side. Access to the land (Lot 2) is situated beyond in approximately a quarter of a mile.



The Buildings Comprise Of:

General Purpose Livestock Building 105' x 60' - Steel frame under asbestos roof split internally:

- Silage Clamp 75' x 25' with concrete walls to 9' in height.
- Cubicle Housing 75' x 35' with calving boxes. Only 20 cubicles remain with one run removed to provide sheep housing.

- Cattle Loose Housing 60' x 32' with sheeted double door access. The building has a concrete floor, block walls and Yorkshire boarding. Water and electricity supply. A purpose built manure midden is located on the gable.

Former Cow Shed 37'2" x 19'4" of brick elevations under asbestos roofing sheets, used as stores.

Granary 43' x 24' of stone elevations under slate roof (recently replaced) comprising of cow shed and stable with loft above and granary open to the eaves. Lean to off the Granary of block walls under box profile roof covering. Dog Kennels adjoin the lean to.

Derelict Outbuildings and Pig Sty.

Sheep shed 51' x 23' of timber frame under corrugated iron covering.

Open Garage/Machinery 45' x 28' situated behind the main farmhouse of steel frame under corrugated iron covering to 3 sides.

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.

Method of Sale: Private Treaty.

Lloyd Williams & Hughes and their clients give notice that:-They do not have the 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 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 regulations or other consents and the agents have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Ground Floor Accommodation

Entrance Hallway - Front
Staircase (1) to 1st Floor

Reception Room 4.34m x 5.52m
Inglenook Fireplace with Wood Burning Stove.

Dining / Reception Room 3.20m x 5.54m
Fireplace.

Kitchen 3.66m x 4.67m
High-quality fitted Kitchen with AGA stove,
Granite Worktops, Integrated Appliances.
Access to Cellar.

Entrance Hallway - Rear
Staircase (2) to 1st Floor

Rear Porch 1.36m x 1.38m

WC 0.90m x 1.40m

Kitchen (2) / Reception Room 2.57m x 5.70m
Oil-Fired Boiler, Fitted Kitchen Units.
Access to Cellar.

Conservatory - Bay Diameter 3.92m

First Floor Accommodation

Bedroom (1) 3.04m x 4.16m

Bedroom (2) 3.70m x 3.95m

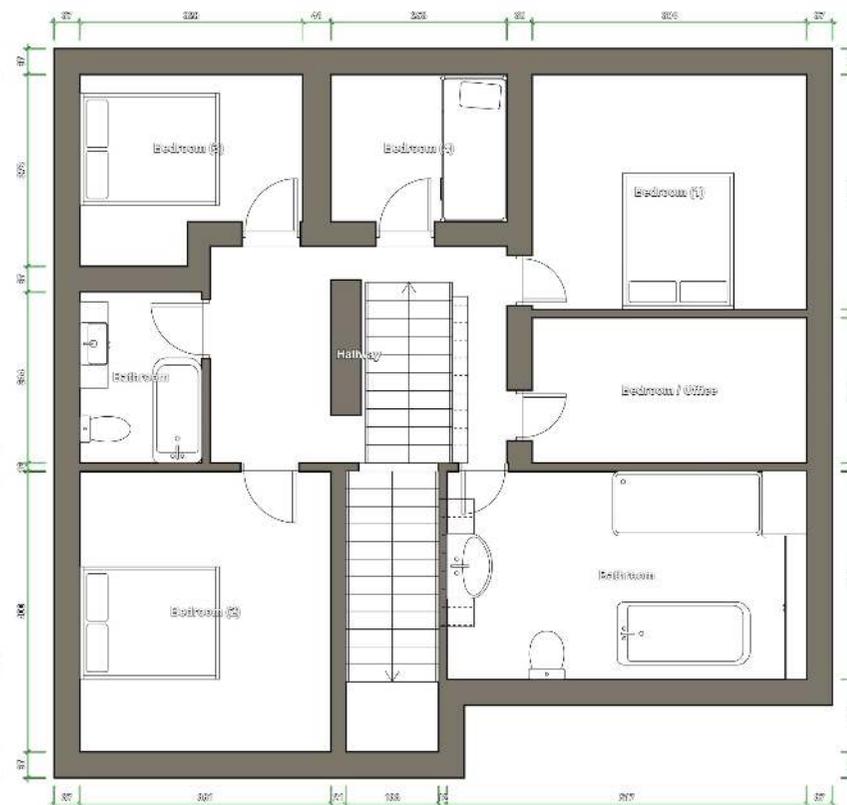
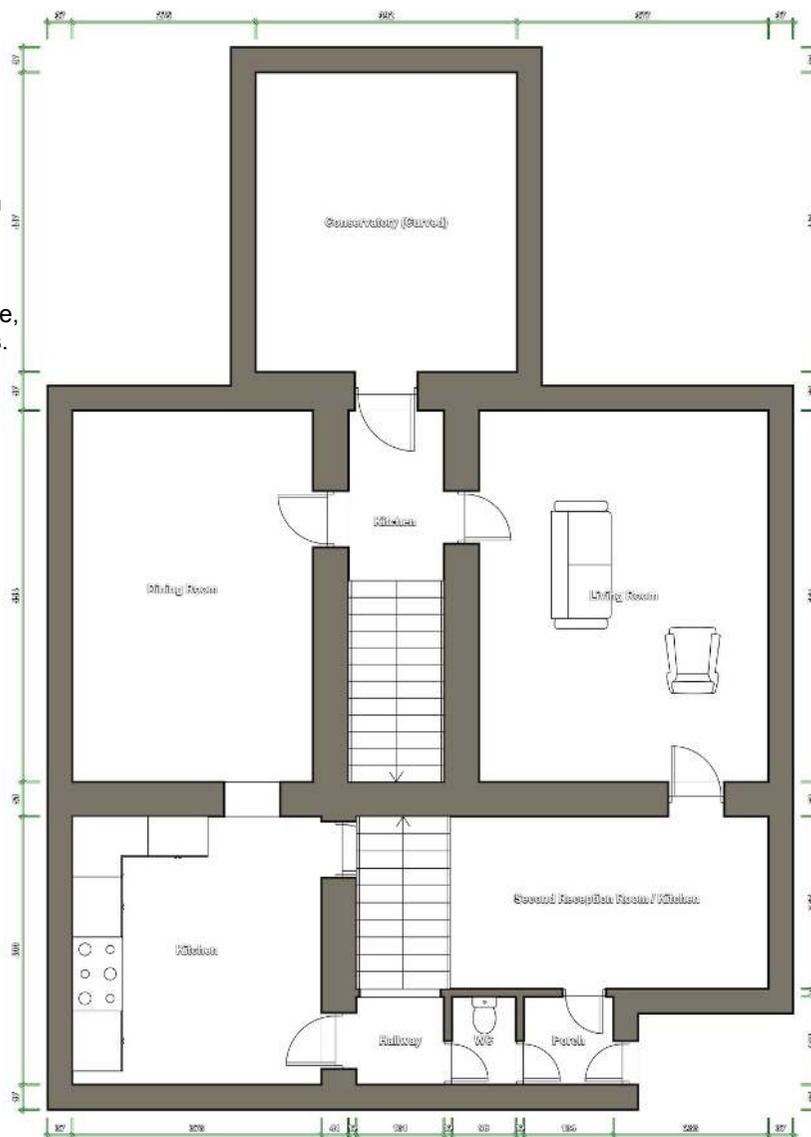
Bedroom (3) 2.75m (max) x 3.23m

Bedroom (4) 2.10m x 2.70m

Bedroom / Office 2.35m x 4.12m

Main Bathroom 2.88m x 5.41m
High quality fixtures including WC, basin,
free-free-standing roll-top bath, walk-in shower, and heated towel rail.

Bathroom Room 1.88m x 2.69m
High quality fixtures including WC, basin and granite
counter-top, bath, shower over bath, and heated towel rail.



The cellar is situated beneath the Kitchen and Living/Dining Room and can be accessed externally from the side of the property. The cellar is presently used as a boot room / utility room with stairs leading up to the main living accommodation.