

Tir ac Eiddo

LWH

Land and Property

Lloyd Williams & Hughes



Fferm 67.65 acre Farm, 4 Bedroom Farmhouse with Range of Buildings  
Tyddyn Sais, Trawsfynydd  
Blaenau Ffestiniog, LL41 4UP

As a Whole or in 2 Lots: £725,000

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## Tyddyn Sais Farm, Trawsfynydd, LL41 4UP

67.65 acre (27.38 ha) holding comprising a historic 4-bedroom farmhouse, a range of traditional farm buildings and barns, and a block of mixed grazing land surrounding the main yard.

Fferm 67.65 erw (27.38 ha) yn cynnwys tŷ fferm hanesyddol 4 llofft, adeiladau fferm traddodiadol a bloc o dir pori yn amgylchynu'r iard.

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

Lot 1 - Farmhouse, Range of Buildings with 10.71 acres (4.33 ha) (labelled blue)

Lot 2 - Land at Tyddyn Sais 56.94 acres (23.04 ha)

*The Whole - 67.65 Acres (27.38 ha)*

### Farmhouse (Lot 1)

The farmhouse dates back to approximately 1542 and is truly unique retaining numerous original features including exposed beams, an inglenook fireplace, and original stone floors. The rooms are of pleasant proportions, including high ceilings on the ground floor and vaulted ceilings on 1st floor.



The original house is constructed of stone under a slate roof covering. UPVC double-glazed windows.

**Ground Floor Accommodation:**

- Entrance Hallway - 2.37m x 3.18m
- Staircase to 1st Floor
- Reception Room 4.23m x 5.74m
- Large Inglenook Fireplace with Wood-Burning Stove. Exposed Beams.
- Utility Room 2.70m x 2.73m
- Kitchen 3.66m x 4.67m
- Fitted Kitchen with Royal oil-fired stove and integrated electrical appliances.
- Front Porch 1.35m x 1.74m

**First Floor Accommodation:**

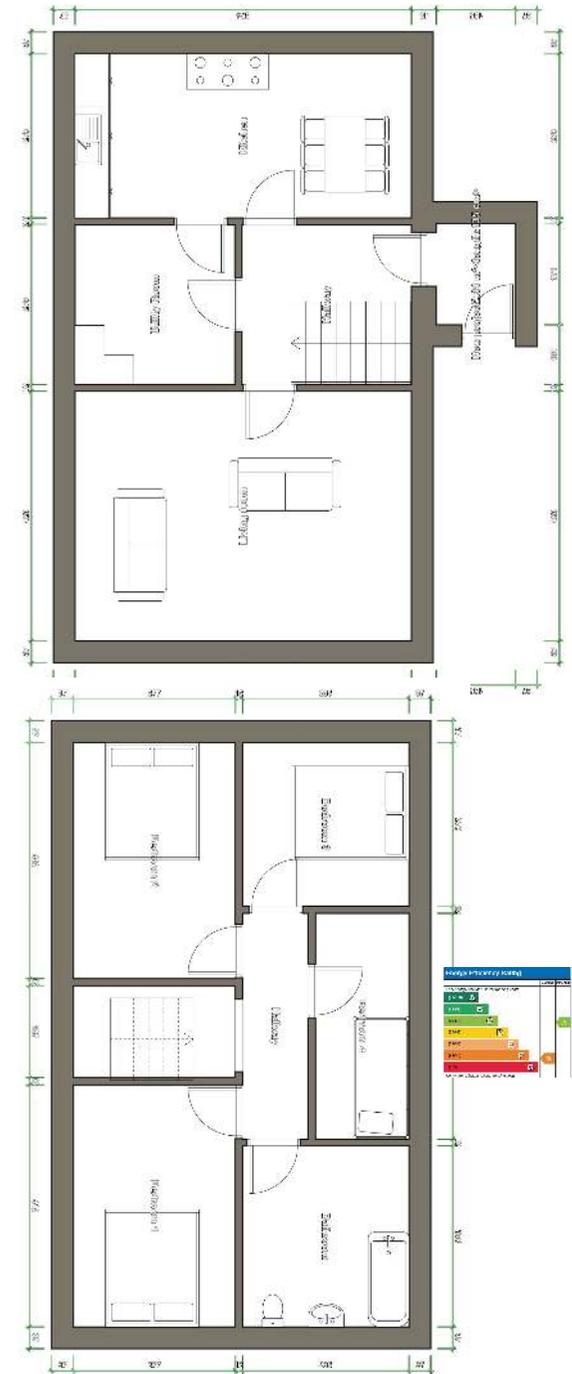
- Hallway 1.13m x 3.22m (max)
- Bedroom (1) 2.86m x 4.55m
- Bedroom (2) 3.07m x 4.01m
- Bedroom (3) 2.88m x 3.16m
- Bedroom (4) 1.87m x 3.70m
- Bathroom 1.88m x 2.69m
- WC, basin, bath, shower over bath

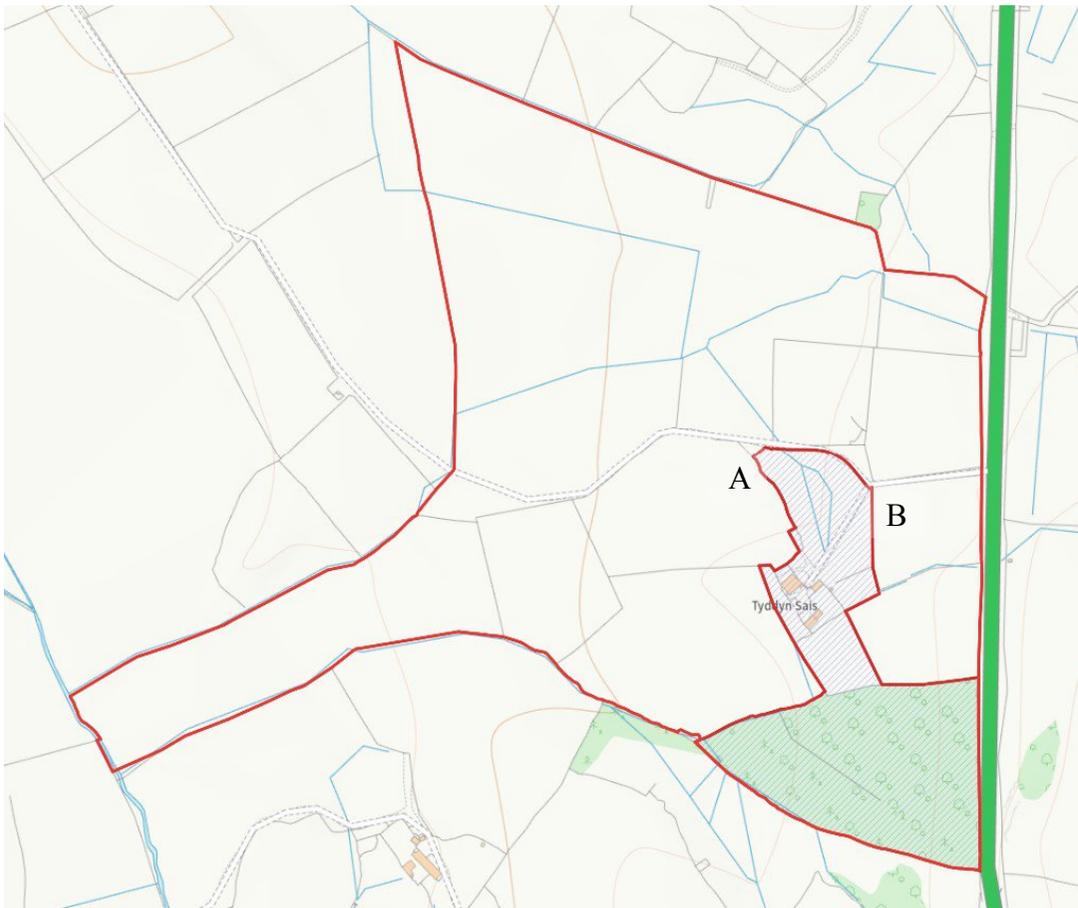
**Services**

Private well water supply, oil fired stove, plug-in heaters, and private drainage. EPC: F, Council Tax: D

**Gardens and Grounds (Lot 1)**

The farmhouse and buildings are offered with 10.71 acres (4.33ha) consisting of one quality paddock, parkland, woodland, and wetlands surrounding the main yard (Lot 1).





### Farm Buildings and Yard (Lot 1)

Tyddyn Sais has a mixture of traditional buildings, one of which has been partially re-constructed for potential conversion. The range of buildings are suited to agricultural practices or may be used for a variety of uses subject to relevant consents where applicable.

### The Land (Lot 2)

Tyddyn Sais land extends to 56.94 acres with 4 enclosures fronting to the A470. A right of access is available along the track from A-B.

Of the 56.94 acres some 23 acres of which is good grazing/forage land with the remaining 33 acres being of a wetland nature suited for sheep and cattle grazing only or for conservation / natural capital purposes. The land also benefits from common rights for 200 ewes and 25 cattle on a private common.

### Directions

Heading towards Dolgellau from Trawsfynydd on the A470, on the long straight before Bronaber, the property is situated on the right-hand side, approximately 1 mile from Trawsfynydd.

### 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.



### Lot 2 - Y Tir / The Land

7165	10.16ha	25.12ac
8856	0.77ha	1.90ac
9863	0.60ha	1.48ac
9754	1.08ha	2.66ac
9745	0.79ha	1.95ac
7646	1.81ha	4.47ac
6340	1.21ha	2.98ac
9735	0.98ha	2.42ac
7634	2.33ha	5.75ac
4034	3.23ha	7.98ac