

Tir ac Eiddo

LWH

Land and Property

Lloyd Williams & Hughes

# Parc Elernion

Trefor, Gwynedd LL54 5AA

3 Bedroom Barn Conversion  
2 Bedroom Holiday Cottage  
Static and Touring Caravan Site





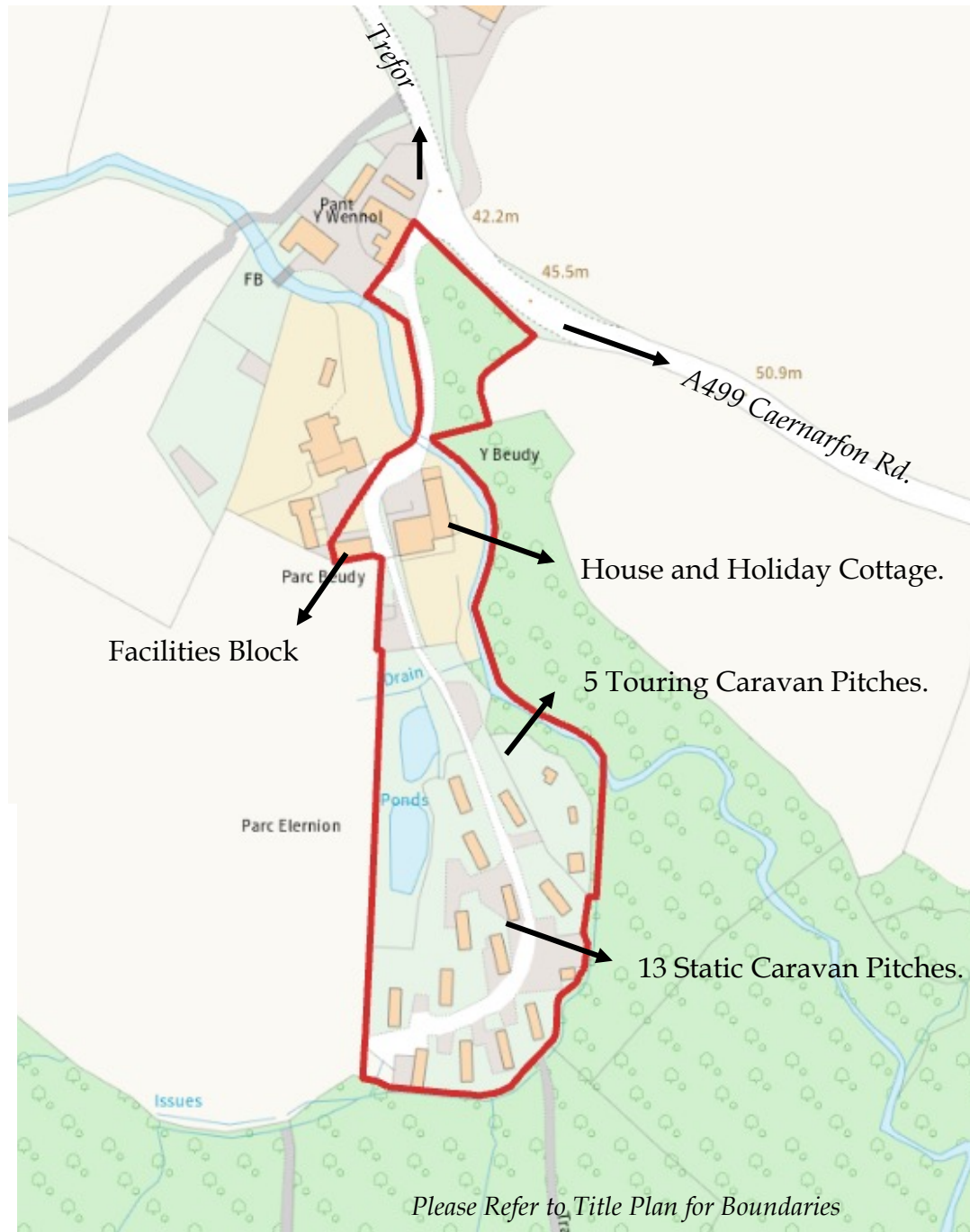
Gwerthiant ar sail ymddeoliad y perchnogion, mae Parc Elernion yn gyfle unigryw i brynu cartref a busnes mewn lleoliad gwledig uwchben Trefor ar arofdir Gogleddol Gwynedd gyda Pen Llŷn ac Eryri ar eich stepen drws.

A retirement sale on behalf of the current owners, Parc Elernion represents an unique opportunity to acquire a home with a business in North Wales located above Trefor on the northern coast of Gwynedd providing easy access to the Llŷn Peninsula and Snowdonia.

**Leisure property comprising a 3-bedroom barn conversion, 2-bedroom holiday cottage, 13 static caravans and 5 touring pitches.**



Parc Elernion is located just off the A499 Caernarfon Road and accessed off the Old Trefor Road. The caravan site benefits from an elevated position overlooking open countryside towards Caernarfon Bay and Anglesey beyond. The property is surrounded by the Eifl mountain ranges including Garn Fôr and the former granite quarry to the West, Trefor Beach to the North, Tre'r Ceiri to the South with Gyrn Ddu and Gyrn Goch to the East within easy reach of all tourist attractions in the area



# Tŷ Parc Elernion House

The barn conversion comprises 3 bedrooms in an upside-down living configuration, tastefully presented retaining many period and original features.

Adjoining the barn conversion is the 2-bedroom holiday letting cottage and garage. The property is of traditional construction with stone elevations under slate roof covering.

**The ground floor** comprises 3 spacious bedrooms, family bathroom and utility room. The master bedroom has an open plan ensuite bathroom with the two remaining bedrooms contained within the rear extension overlooking the garden.

**The first floor** comprises kitchen and living spaces, the key selling point of the property is the large open plan kitchen and living area with vaulted ceilings. Skylights provide a light and airy space with a premium fitted kitchen. Beyond a further living space is located with a feature window overlooking the gardens towards Tre'r Ceiri.

**Externally** the property is accessed via a gravel drive leading to a spacious driveway to the front of the property. To the rear the private garden is located overlooking the river comprising a summer house and cobbled terrace bound by mature plants and shrubs.



# Maes Carafanau Caravan Site

Beyond the house the driveway leads to the static and touring caravan site. The park is licensed for 13 static caravans and 5 touring caravans, the season extends from 1<sup>st</sup> March to 31<sup>st</sup> October in each given year.

Parc Elernion is an established business; details of income are available on request. Parc Elernion can be run to suit the objectives of the buyer, currently managed for simplicity with private owners and seasonal pitches, the site could be operated differently to maximise income.

**13 Static Caravans** are located all the the top of the park, well-spaced with adequate parking areas. Few sites offer such a peaceful and private location in the locality.

**5 Touring Caravans** are located in the middle of the site, 4 of which situated on the riverbank with 1 located beneath the lake adjacent to the proposed new toilet block. Current facilities include a dishwashing area, laundry and bathrooms.

**Planning Permission** has been granted under C15/0043/37LL for the existing 5 touring pitches, a new toilet block and conversion of the existing facilities to a 1-bedroom holiday cottage. The new toilet block is yet to be constructed providing further opportunity for improvement.



# Bwthyn Holiday Cottage

Adjoining the main house a 2-bedroom holiday cottage is located representing income as a letting or could be used as an annex to provide further living accommodation

## Location and Directions

From Caernarfon head towards Pwllheli on the A499 for 10 miles or so, on departure of the village Gyrn Goch, proceed on the A499 and take the second Turing on the right-hand side signposted for Trefor 1 mile, follow the single-track road for 1 mile and the property is located on the left-hand side.

## Important Information

### Services

Bottled Gas (House/Caravans), Electric Main (Static Individually Metered), Mains Water, Private Drainage

### Method of Sale

Private Treaty

### 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.

### 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.

### 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.

### Viewing

By appointment only.

### Tenure

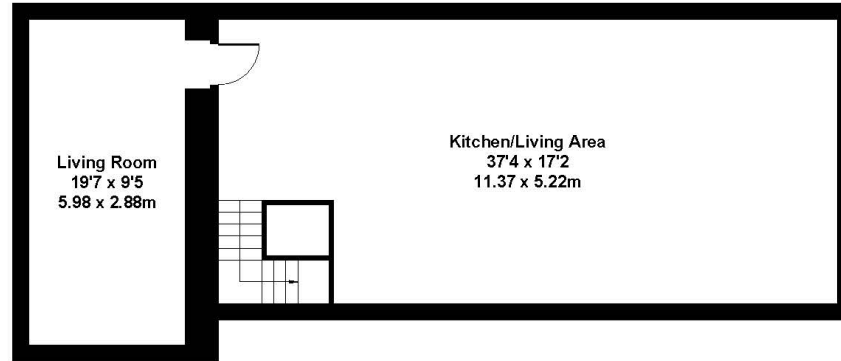
Freehold with vacant possession on completion.

*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*

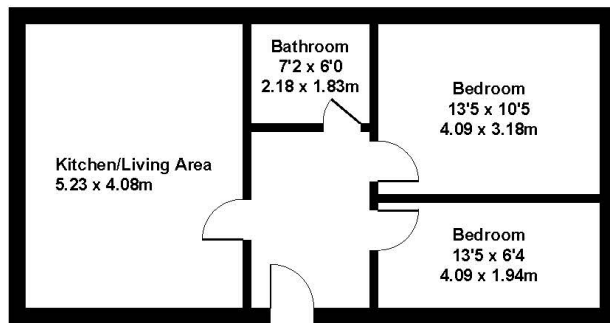


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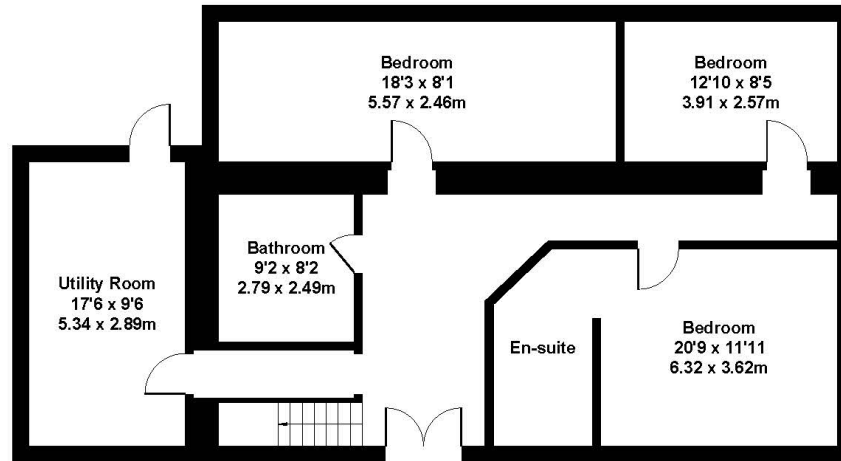
Approximate Gross Internal Area  
2605 sq ft - 242 sq m



FIRST FLOOR



HOLIDAY COTTAGE



GROUND FLOOR

Not to Scale. Produced by The Plan Portal 2024  
For illustrative purposes only.

