

Tir ac Eiddo

LWH

Land and Property

Lloyd Williams & Hughes



Plas Tudur

Llannor, Pwllheli LL53 8LZ

4 Bedroom Rural Property • 4 Llofft

14 Acres of Land • 14 Erw o Dir



Tŷ urddasol 4 ystafell wely mewn 14 erw o dir yn fras wedi'i gyflwyno i safon uchel iawn. Mae Plas Tudur yn cynnig cyfle i fyw yn y wlad mewn eiddo moethus ym Mhen Llŷn yng Ngogledd Cymru.

An imposing detached 4 bedroomed residence set in 14 acres approx. of land presented to an immaculate high-standard throughout. Plas Tudur offers rural living in a desirable package located on the Llŷn Peninsula in North Wales. The property has been extended sympathetically in the past and the current owners have extensively modernised the accommodation to a high standard of finish.

4 Double Bedrooms • Spacious Living Accommodation • Landscaped Grounds with Mill Pond • 14 acres approx. and Outbuildings



Plas Tudur is an exceptional property offering the rural lifestyle in a peaceful location with far reaching views. The landscaped grounds bound by woodland ensures utmost privacy.

The aspect from the Southeast elevation provides panoramic views of the surrounding rural landscape with the Cardigan Bay coastline and Eryri (Snowdonia) in the distance.

Plas Tudur is situated near Llannor, off the minor road leading from Pont y Gribin near Boduan 4 miles from Pwllheli



Living Accommodation – Y Tŷ

The living accommodation comprises 4 bedrooms with a large kitchen and living area spanning the length of the ground floor. The configuration of the property allows the principal rooms to benefit from a Southerly aspect with views the land and beyond.

The ground floor is approached via the front door into the hallway and study area with staircase leading to 1st floor. Leading through to the 28-foot-long living room and dining area with multifuel stove within the stone inglenook fireplace.

The kitchen beyond has French windows linking to the garden with the pantry, boiler room and utility room situated off the kitchen in a single-story extension.

The bespoke farmhouse style kitchen with granite counter-tops benefits from integrated Miele appliances including fridge, freezer and dishwasher. A central island with breakfast bar includes a feature maple timber countertop with the room tiled in stone.

The first floor is navigated from the hallway spanning the length of the property, leading from the Western elevation a large family bathroom is situated with feature roll-top bath, WC, basin and shower enclosure. The 4 bedrooms are located inline across the front of the property with views overlooking the gardens. Various built-in cupboard and wardrobes are located providing storage.

The accommodation has fully double-glazed windows and oil-fired central heating. The property is of traditional construction under slate roof covering.



Grounds and Buildings – Yr Ardd

The enchanting grounds of Plas Tudur has it all ranging from the expanse of manicured lawns, mill pond, vegetable patch, orchard, woodland and the approx. 14 ac of land surrounding the property.

Previously the property has been in equestrian use and has more recently been used for the grazing of sheep. The land at Plas Tudur is adaptable to a range of activities dependent on the interest of any prospective buyer.

Garage and Workshops adjoin the main living accommodation and is presently configured as a double height garage with electric roller shutter door with stairs leading to a hobby room which could be used for various uses. Beneath the hobby room a further garage is located. The space currently compliments the property however could be converted to living accommodation or an annex subject to relevant consents and permissions.

Stables and a Field Shelter are located on the land. The range of stables/outbuildings behind the main house provide useful storage space. Within the garden a grand timber greenhouse is located within the orchard with a circular summerhouse located opposite the mill pond.

13.58 acres of Land are divided into 3 principal enclosures of good quality grazing type land. The Easterly parcel has road frontage enabling the land to be accessed separately providing flexibility for the use of the land.



Access - Mynediad

The property has a right of access leading from the public highway to the driveway of the property with the land having a gateway directly to the public highway. The land is presently used for grazing by agreement; however, the property is offered with vacant possession.

Location and Directions

From Pwllheli head West on Yr Ala, at the roundabout take the second exit on A497 towards Nefyn. Follow the highway for 1 mile through the village of Efailnewydd, at the crossroads turn right towards Llannor. Follow the single-track road for 1 mile through the village, after a series of 'S' bends bare right over Pont y Gribin and follow the single track road, Plas Tudur is located on the left hand side and is the third entrance located in half a mile.

Important Information

Services

Oil, Mains Electric & Water, Private Drainage. Fibre Broadband Connection

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

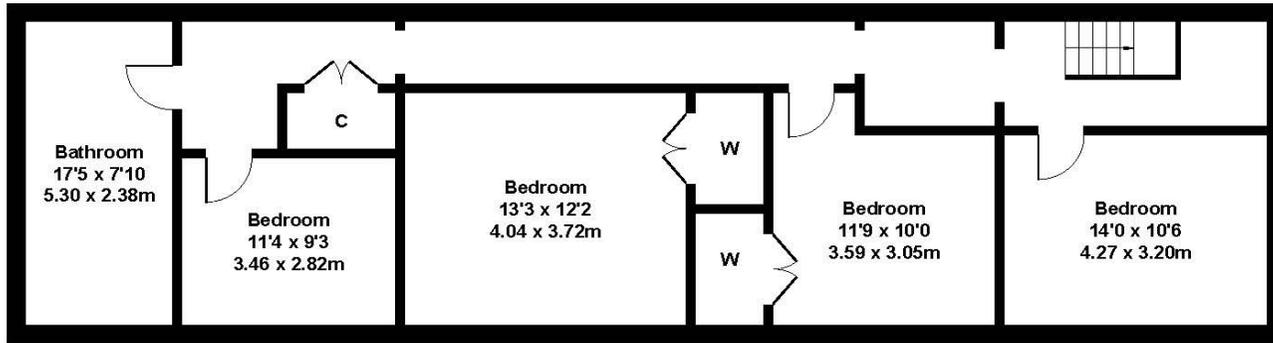
Freehold with vacant possession on completion.

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

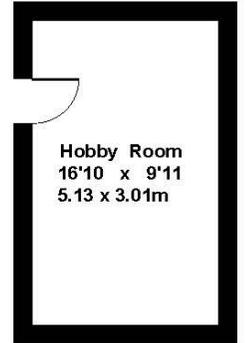


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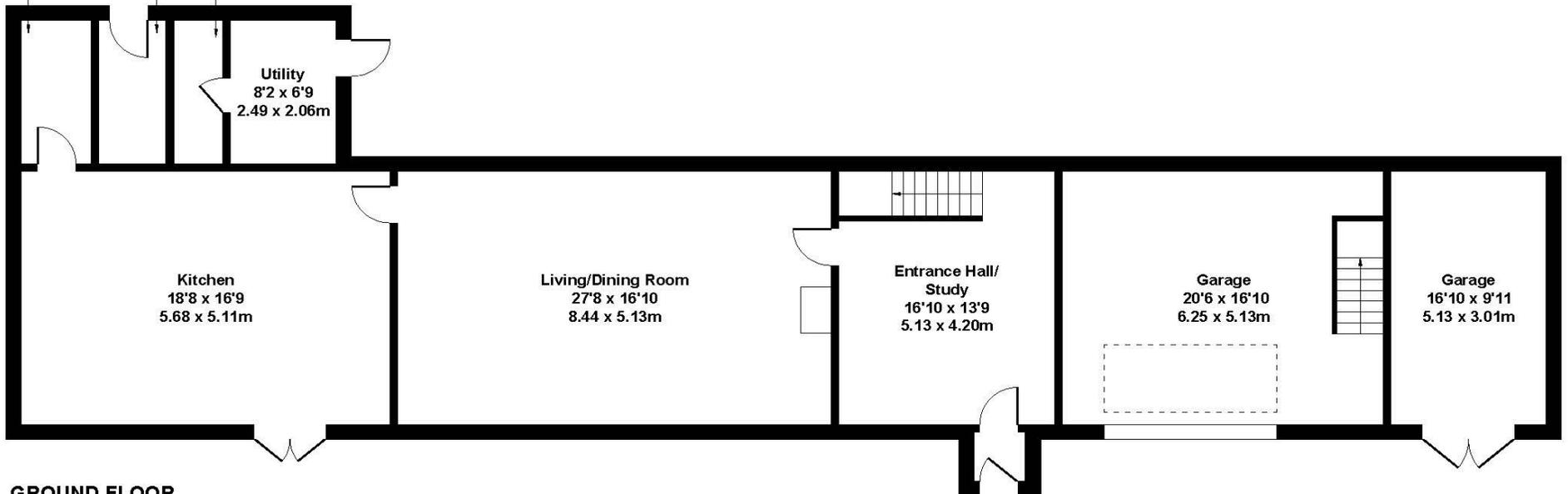
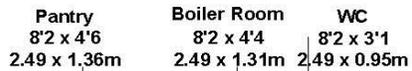
Approximate Gross Internal Area
3122 sq ft - 290 sq m



FIRST FLOOR



FIRST FLOOR



GROUND FLOOR

