

Tir ac Eiddo

LWH

Land and Property

Lloyd Williams & Hughes



3 Bedroom Barn Conversion With Land
Sgubor Wennol Ty Du
Pwllheli, LL53 6YG

£490,000

www.lwhproperty.com



Sgubor Wennol Ty Du, Llannor, Pwllheli, LL53 6YG

Eiddo gwledig yn cynnwys 3 llofft mewn 3 erw | Spacious 3-bedroom barn conversion set in 3 acres located in a rural location on the outskirts of Llannor.

The barn conversion development was completed in 2008, and has been finished to an high specification. Originally built as a dream home for the current owners, the property is now used as used has a holiday let.

The 3 acres accompanying the property consists of the tree lined driveway, garden and a paddock wrapping around the South side of the property. The paddock represents a black canvas of good quality pasture to suit the needs and aspirations of potential buyers.

The property is set over two floors comprising a spacious open plan kitchen diner, opening to a sun room and utility room. The kitchen and dining area opens to a large living room, with patio doors to the South facing terrace.

The first floor is divided in two, a staircase from the living room leads to the master suite, with ensuite and Juliet balcony overlooking the adjoining land with far reaching views, including Bardsey Island in the distance. The remaining two bedrooms and family bathroom are located above the kitchen, accessed via their own staircase.



The property is well-presented and finished, currently furnished as a holiday let.

To the side of the property, a substantial detached double garage has been constructed. Plans were considered by the current owner to convert the building to a separate annex.

Sgubor is located approximately 1 mile from Llannor and 4 miles from the Market Town of Pwllheli by car. The property is accessed via a minor public road between Llannor and Rhosfawr.

The accommodation comprises of:

Ground Floor:

- Kitchen Diner - 5.19m. x 8.03m
Fitted Units, Large Dining Area, Staircase to Two Bedrooms
- Sun Room - 2.52m x 4.38m
Patio Doors to Garden
- Utility Room - 1.76m x 2.52m
WC, Fitted Units, Provision for White Goods
- Living Room - 5.01m x 7.64m
Patio Doors to Garden, and South Facing Terrace

First Floor (Southern Master Suite):

- Shower Room - 1.97m x 2.89m
WC, Basin and Shower
- Bedroom - 4.64m x 4.80m
Patio Doors to Juliet Balcony

First Floor (Northern Wing):

- Bathroom - 1.77m x 1.88m
WC, Basin and Bath
- Bedroom - 4.15 x 5.19m
- Bedroom - 3.33m x 5.19m

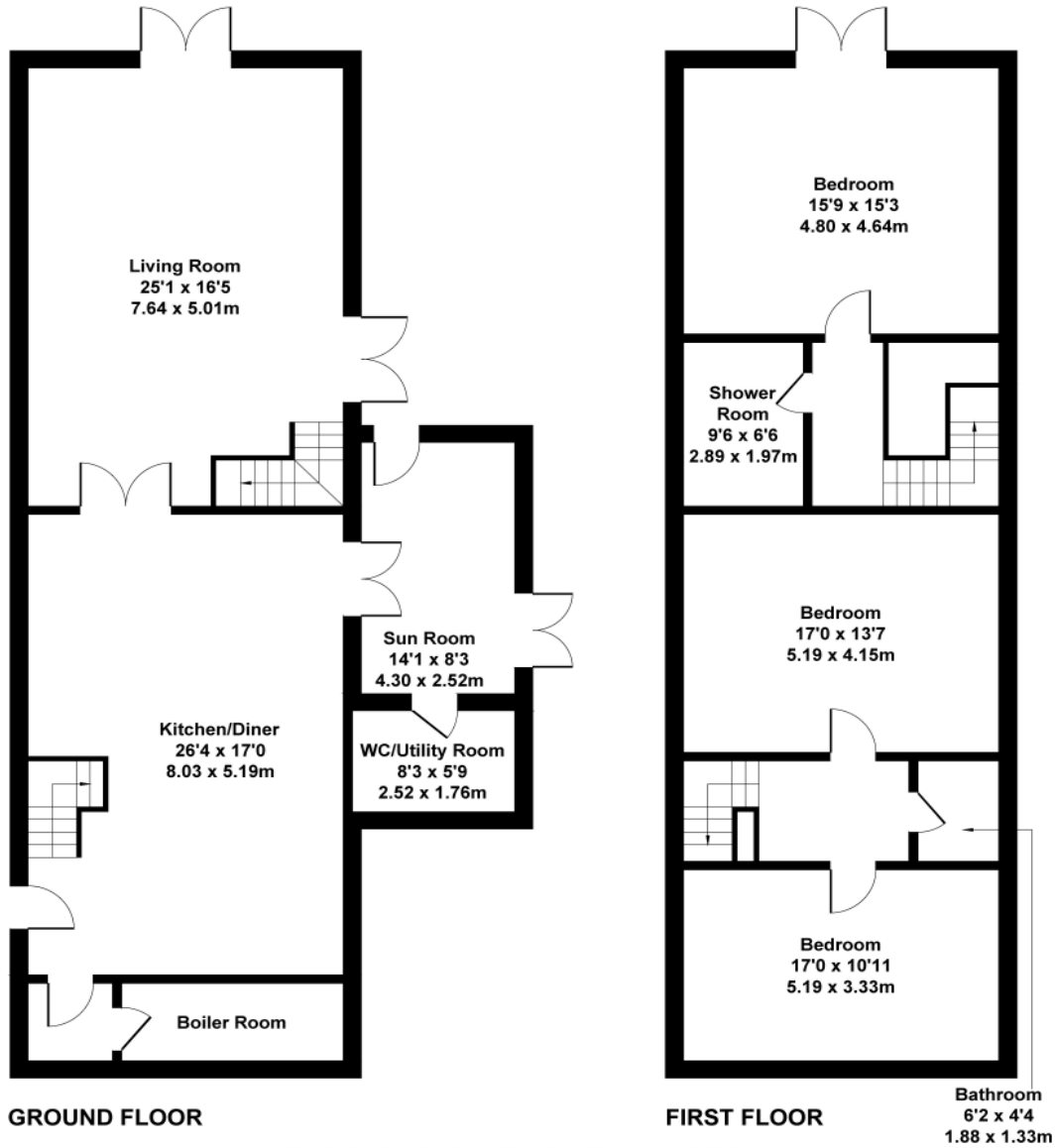


UPVC Windows and Doors | Mains Water and Private Drainage
Oil Fired Central Heating | EPC: D Council Tax Band: N/A
Rateable Value (Self Catering): (1 April 2023 to present) £2,650

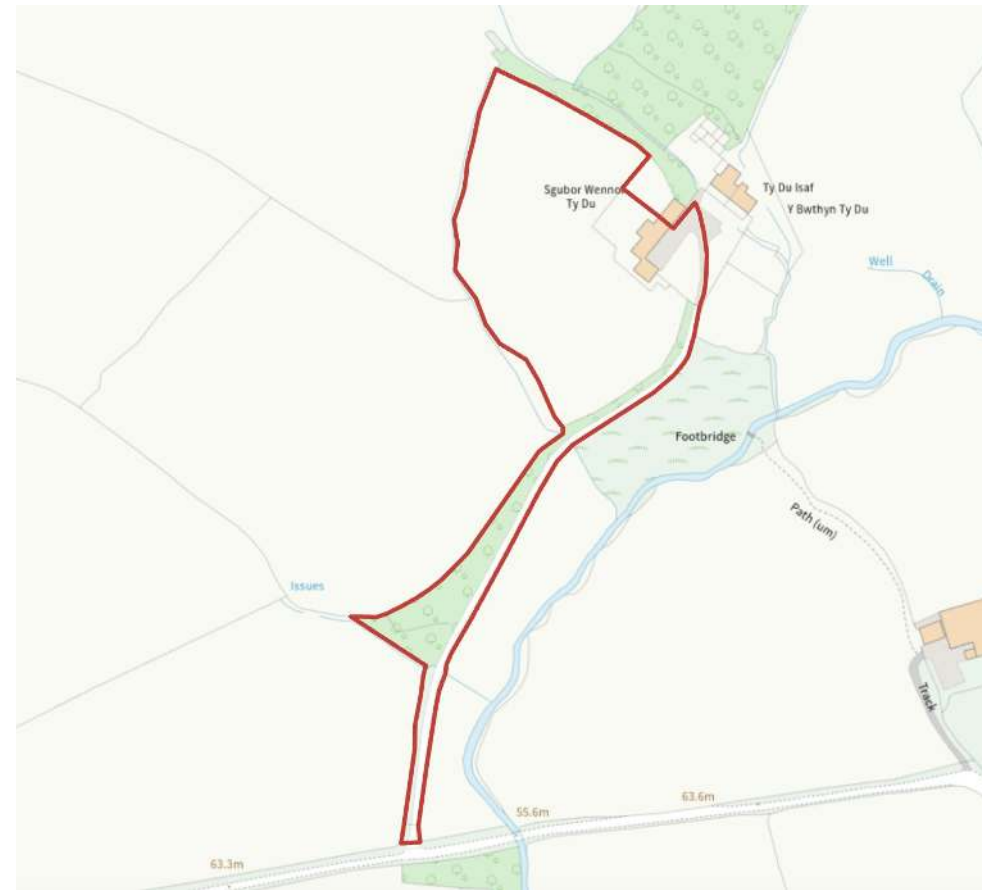
Directions: From Rhosfawr, head West towards Boduan and Nefyn, after passing the right hand turning for Wynnstay and the industrial area follow the B4354 for a further half a mile before taking the next left hand turning, immediately beyond a small lay-by. Follow the single track road towards Llannor for a further 1 mile, the entrance to Sgubor Wennol Ty Du is located on the right hand side, beyond a small bridge.

Sgubor Wennol Ty Du Llannor Pwllheli LL53 6YG

Approximate Gross Internal Area
2131 sq ft - 198 sq m



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



Method of Sale: The land is offered for sale by Private Treaty.

Viewing: Strictly by appointment only.

Tenure: We are advised that the land is 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.