

CEFYN MINE

Rhydyclafdy | Pwllheli | Gwynedd | LL53 8TS

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A prestigious holding situated on the Llŷn Peninsula in North Wales

18th Century Country Residence with Outstanding Views | Parkland with River Frontage | Range of Traditional Buildings | Sporting Interests

A landmark countryside home on the Llŷn including diverse leisure, sporting, agricultural, forestry and environmental opportunities extending to in excess of 80 acres (32 hectares).



**For Sale by Private Treaty, as a whole;
extending to about 86.2 acres (34.9 ha)**

For Illustration Only

Introduction

Historically referred to as a gentry house on a small estate, Cefn Mine represents a period country house and range of farm buildings set in 86.2 acres (34.9 ha) of land.

Situated 3 miles from Pwllheli, Cefn Mine is conveniently located centrally between the villages of Rhydyclafdy and Efailnewydd providing easy access to the Llŷn Peninsula.

The Llŷn boasts 100 miles of coastline made up of renowned sandy beaches, accessible via the Welsh Coastal Path coupled with spectacular open countryside and mountain ranges.

History

Cefn Mine represents a wealth of history, held originally by the third generation of the Llewelyn family followed by the Edwards family who renovated the property in 1794.

Dating back to the 17th century, the property has been extended and enlarged during the course of the 18th and 19th century as shown in the plan (Right).

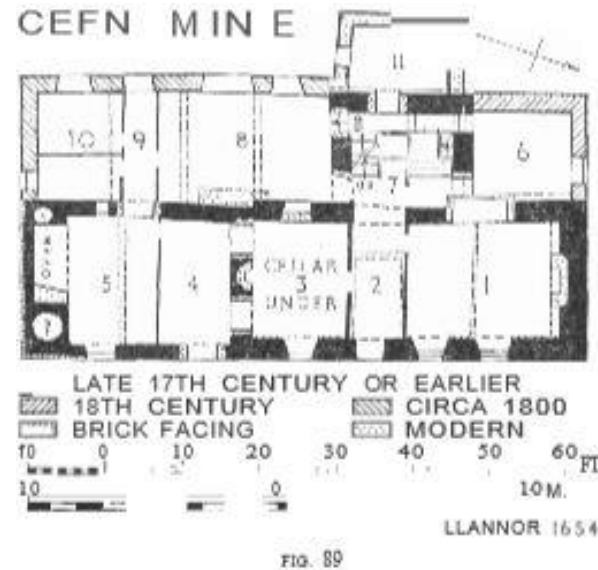
Originally Grade II listed back in 1971, amended in 1999, due to its Georgian style and 17th century origins, historic features include the staircases, original floorboards, sashed windows, glazed porch and stone walls to name but a few features.

House

Cefn Mine is a Grade II listed property representing a fine example of a Georgian style country property occupying an elevated position with far reaching views.

Accessed via two driveways leading from the public highway the property sits amongst mature grounds with lake overlooking the adjoining parkland.

The property is divided in two, with interconnecting doors providing access between the Annex at the Northern end and the Main House at the Southerly End.



Sources: Cadw, Geograph, Coflein and Crwydro

House

Historically the main house was the farmhouse for the holding, with the annex let separately comprising 10 bedrooms in total, extending internally to approximately **5,000 square feet**.

In the 1990's the whole roof was replaced with new slates and roof timbers. Internally, Cefn Mine has been cleared and represents a renovation project with tremendous scope and potential.

The main house and annex are rated individually for council tax purposes and are deemed C3 main residence in Gwynedd. The property is of traditional construction, including stone and brick elevations, partially rendered. Timber sashed windows (single glazed)

Accommodation

On entering Cefn Mine, the original glazed porch leads to the grand entrance hallway and stairs with understairs cupboard and cloak room. Leading off this is the drawing room with antique pine fireplace.

Opposite, the dining room is situated with a feature central chimney breast, two sets of windows overlooking the grounds one set being French doors, both with original wooden shutters. Also off the hallway is the kitchen diner including a serving hatch, stove, rear entrance and access down to two cellars, and the secondary staircase to the attics.

Beyond the dining room, the oldest portion of the building is located dating back to 17th century, comprising the sitting room with large stone inglenook fireplace. Heading off this is access to rear hallway, off which is a further staircase leads to the 1st floor landing, slate floored pantry and rear entrance. The main dogleg staircase with 18th century banister leads to a half landing off which is the main bathroom with additional staircase leading to the bedroom above.

The landing with original floorboards leads to a long corridor off which the 4 bedrooms to front are situated, all have outstanding views towards the Snowdon mountain ranges. At the rear there are 2 further bedrooms, one with an ensuite. The main landing also leads to an interior connecting door to the annex.

The Annex is also reached via its own rear entrance porch which leads to the kitchen diner and to a staircase leading down the third bedroom. The sitting room with fireplace, and outstanding views leads onto a further bedroom and bathroom. The main bedroom with vaulted ceiling is reached via a staircase leading from the kitchen diner.



Buildings and Land

Cefn Mine includes a range of traditional stone, brick and timber framed buildings located 100 yards South of the main house. A smaller range of stone outbuildings are also located adjoining the main house.

Historically Cefn Mine has been a dairy farm, and more recently was used for the grazing of cattle for Beef production. The buildings are in varying states of repair and have been cleared providing a blank canvas in terms of alternative use or re-development. Further access tracks lead from the farmyard to the parkland and land fronting the river, and up through the woodland to the Westerly parcels of land.

Of the 86.2 acres in total, the majority is of productive free draining type, down to permanent pasture suited to mowing and grazing. All of the land is served by a network of water pipes and troughs and is accessible directly off the public highway.

1. Range of Buildings adjoining the Main House

WC, car port and store under asbestos and steel roof covering.

2. Log Store – 7.9m x 12.6m

Timber frame under corrugated steel sheets, block elevations.

3. Loose Housing – 4.9m x 14.0m

Brick elevations under asbestos roof covering.

4. Dairy – 4.9m x 14.0m

Stone elevations under asbestos roof covering.

5. Granary – 4.9m x 11.2

Stone elevations under slae roof (poor state of repair).

6. Silage Clamp

Block walls with concrete floor.

7. Former Cubicle House

Concrete passages, building demolished and cleared.

Sporting Interests

Cefn Mine retains its sporting and mineral rights and historically hosted a private rough shoot. We are advised that adjoining landowners were letting their rights to the syndicate. Fishing rights are available with frontage to the Afon Rhyd-hir.



Important Information

Directions: From Pwllheli head West on Yr Ala, at the roundabout take the second exit on A497 towards Nefyn. Follow the highway for 2 miles through the village of Efailnewydd heading toward Boduan. After the bridge turn left at the crossroads and the entrance to Cefn Mine is signposted on the left-hand side, in approximately half a mile.

Services: Natural water, mains electric and private drainage

Listing: Grade II Listed

Ratings: Main House - Council Tax Band G
Annex – Council Tax Band A

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.

Sporting and Minerals: The sporting and mineral rights so far as they are owned are included in the sale.

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.

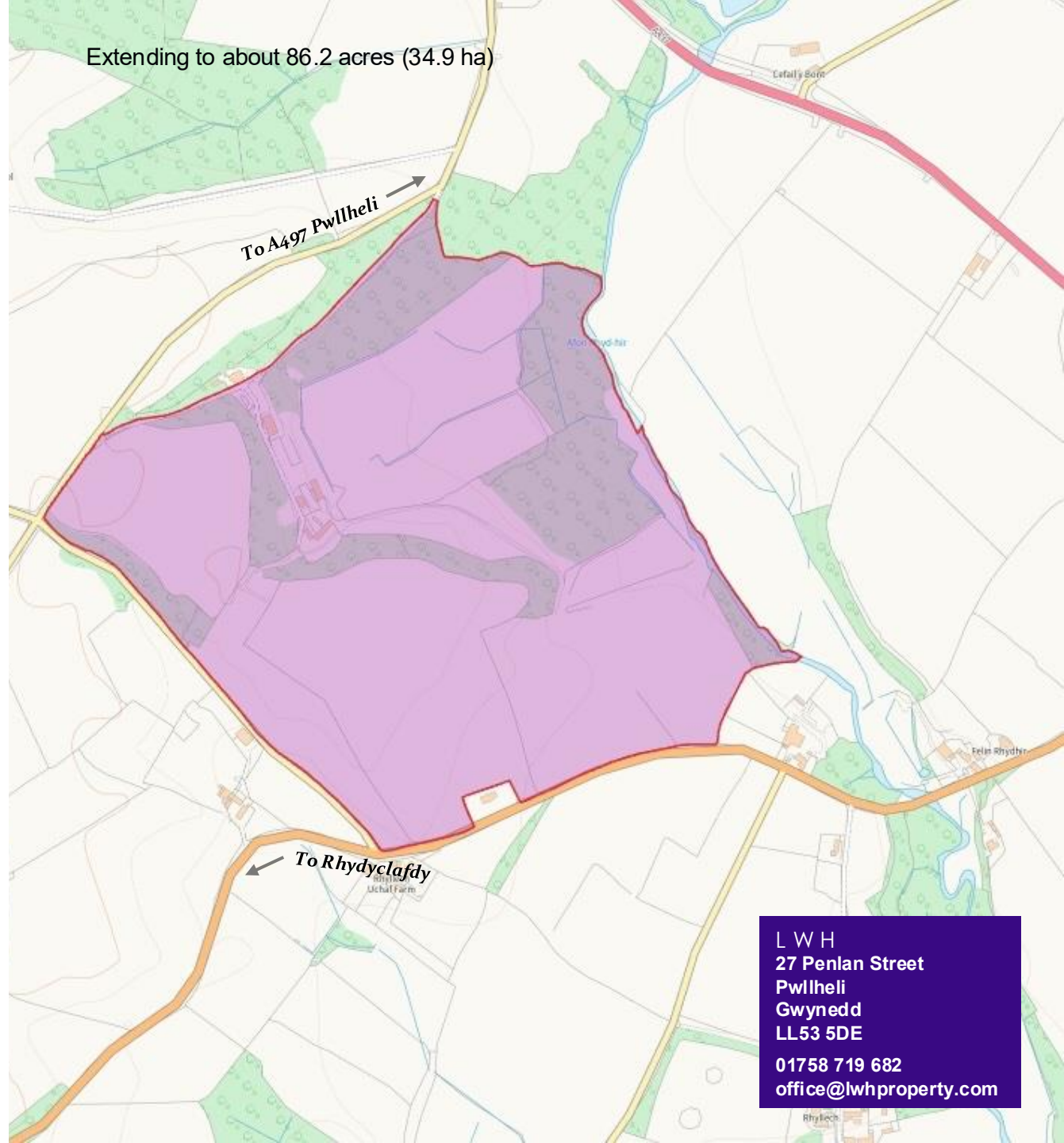
Easements, Wayleaves and Rights of Way: The land is sold subject to all the benefits of all wayleaves, easements, right of way and third-party rights, whether mentioned or not.

Viewing: By appointment only.

Tenure: Freehold with vacant possession on completion.

Basic Payment Scheme: No Basic Payment Scheme Entitlements are included with the sale of the property. These may be available by separate negotiation.

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.

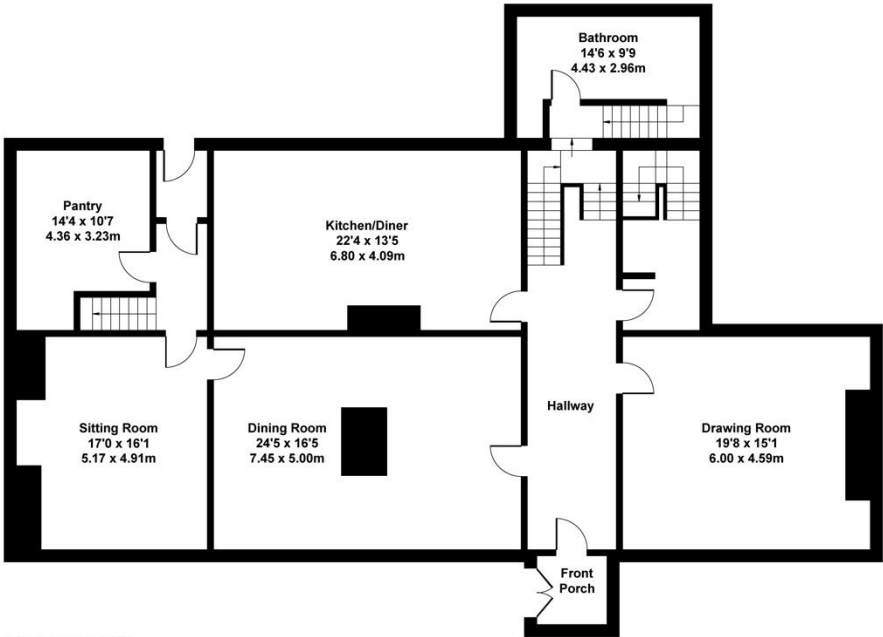


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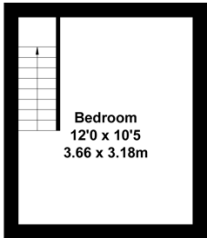
Cefn Mine, Rhydyclafdy, Pwllheli LL53 8TS

Approximate Gross Internal Area
3983 sq ft - 370 sq m

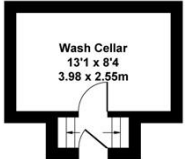
4,963 sq. ft in total internally



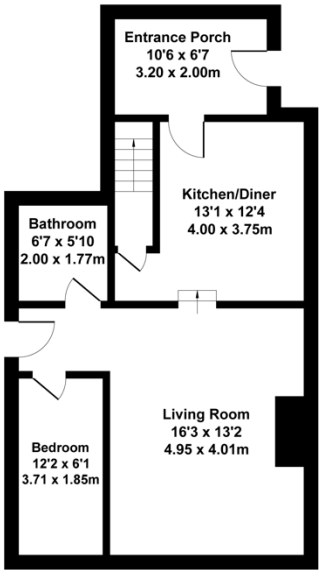
GROUND FLOOR



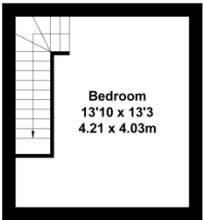
ANNEXE LOWER
GROUND FLOOR



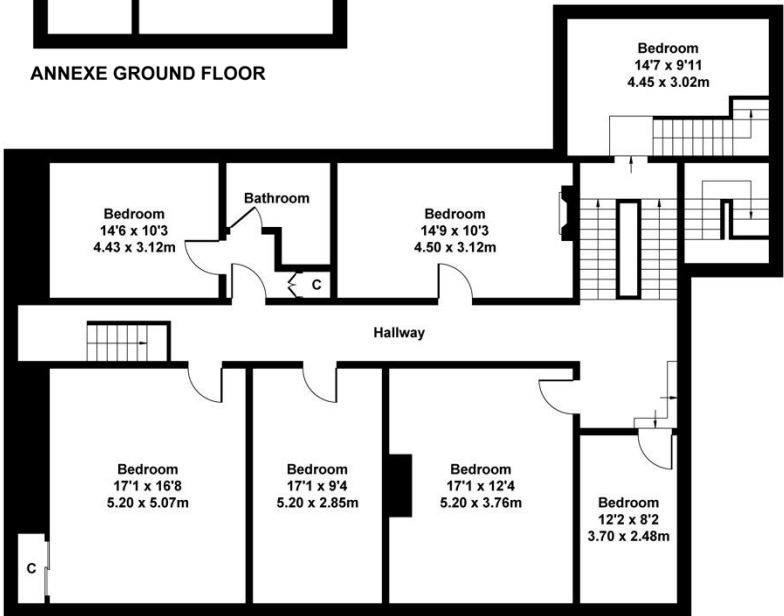
LOWER GROUND FLOOR



ANNEXE GROUND FLOOR



ANNEXE FIRST FLOOR



FIRST FLOOR