



3 Bedroom Barn Conversion, Yard and Buildings
Fferm Bryn Hyfryd Farm, Chwillog - Lot 1
Pwllheli, LL53 6SF

By Auction in 2026 unless Sold Prior

£299,000

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Bryn Hyfryd Farm Lot 1, Chwillog, Gwynedd LL53 6SF

One of the most conveniently located holdings in the Dwyfor Area, Bryn Hyfryd Farm provides commercial, residential and agricultural opportunities situated at the eastern side of Chwillog, with direct access to the B4354.

Yn un o'r daliadau mwyaf cyfleus yn Ardal Dwyfor, mae Fferm Bryn Hyfryd yn darparu cyfleoedd masnachol, preswyl ac amaethyddol ar ochr ddwyreiniol Chwillog, gyda mynediad uniongyrchol i'r B4354.

By Auction in Early 2026 unless Sold prior | Legal Pack in Preparation

Lot 1 represents a unique opportunity to acquire a yard with commercial prospects accompanied by a range of former farm buildings and a 2/3-bedroom barn conversion.

Mae Lot 1 yn gyfle unigryw i gaffael iard gyda hanes o ddeunydd masnachol ynghyd ag ystod o hen adeiladau fferm ac eiddo 2/3 ystafell wely.

The range of buildings are described overleaf.



Eiddo 'Y Gadlas' Barn Conversion

Situated to the East of the farm buildings, Y Gadlas comprises 2/3 bedrooms and is subject to an occupancy restriction. The conversion has been completed to a high standard of finish, including hardwood carpentry, high quality fitted kitchen and solid flooring throughout. The accommodation is split with two bedrooms, bathroom and kitchen diner situated on the ground floor with a further bedroom and reception room located above. See floor plan.

Adeiladau | Traditional range of Farm Buildings

Behind Y Gadlas, the range of stone outbuildings are situated comprising two bays, full height to the eaves, two workshops with lofts above and the former dairy under part asbestos sheet and slate roof covering.

Adeiladau Modern | Modern Buildings

Having lied vacant in recent years, the buildings were historically constructed as a dairy with the large barn to the South of Y Gadlas let on a commercial basis.

The building comprise a steel frame under asbestos sheet cubicle shed and a general-purpose building with roller shutter doors of similar construction, with a lean-to workshop adjoining.

Iard | Yard and Other Buildings

Further buildings, garages and a static caravan are located within Lot 1. The garage situated opposite Y Gadlas was formerly used as a vehicle body repair shop. The driveway to Y Gadlas is subject to a right of way for Bryn Hyfryd (Lot 5 within the marketing).

Lot 1 is accessed via two gateways off the B4354, one leading to Y Gadlas to the East and the other leading to a compound, main yard and buildings.

The majority of the yard is down to hard standing, with a strip of grazing land to the West and wetland/grazing to the South.

Location and Directions

Bryn Hyfryd and Y Gadlas are situated to the West of Chwilog, located on the village boundary off the highway leading to Y Ffor. The holding is within 2 miles of the A499 Caernarfon Road and within 1 mile of the A497 Porthmadog Road.

Important Information - Sale method and process to be updated on completion of the legal pack, pre-auction offers considered subject to contract.

Submitting an Offer:

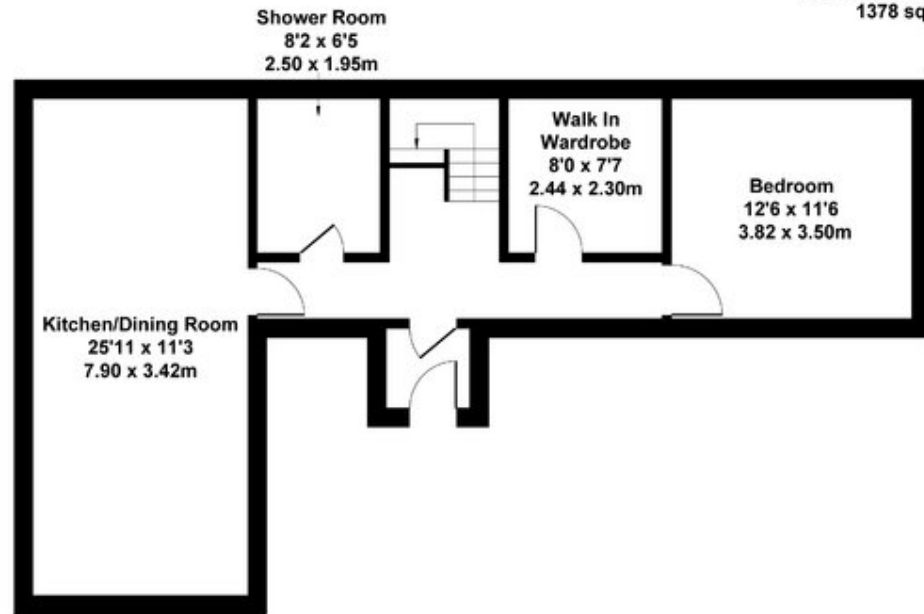
Offers / proposals must be submitted in writing and should include:

- Full name, correspondence address and contact details
- Offer Amount and Finance Position
- Any conditions associated with the offer (planning, specific works)

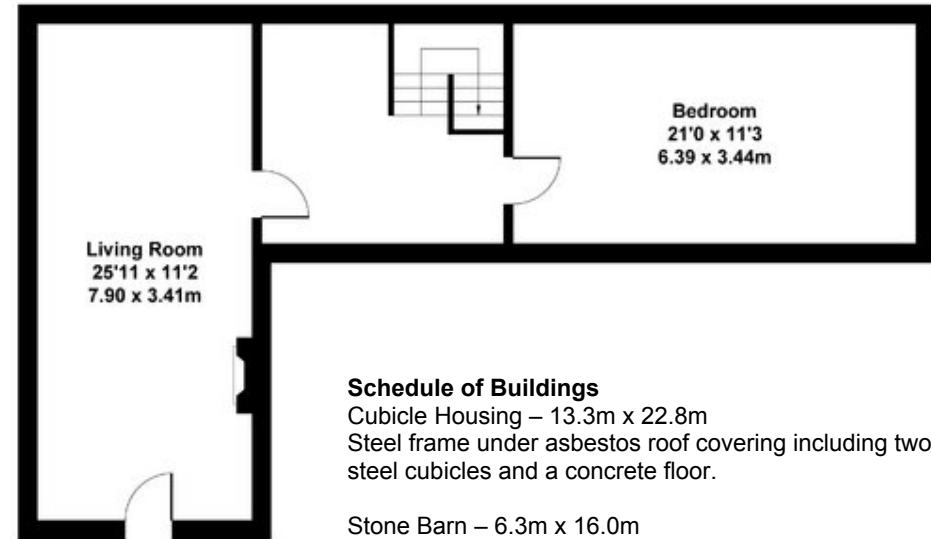


Gadlas, Chwillog LL53 6SR

Approximate Gross Internal Area
1378 sq ft - 128 sq m



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.

Important Information

Adjoining Housing Development: Purchasers are advised of an adjoining housing development impacting the land East of Lot 1 and Lot 5. Prospective buyers should review the local authority website for further information to satisfy themselves of any impact.

Services (Untested): Oil (Lot 1), Mains Electric (Lot 1) Mains Water, (Lot 1+5 (1+5 shared)), Private Drainage (Lot 1).

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.

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Schedule of Buildings

Cubicle Housing – 13.3m x 22.8m
Steel frame under asbestos roof covering including two passages, steel cubicles and a concrete floor.

Stone Barn – 6.3m x 16.0m
Stone elevations under slate roof covering.

Parlour – 5.2m x 10.0m
Block elevations under asbestos roof covering

Stone Barn with loft – 4.8m x 7.0m
Stone elevations under slate roof covering.

Loose Housing – 5.14m x 8.19m
Block elevations under corrugated steel roof covering.

Workshop – 4.53m x 9.65m
Block elevations under asbestos roof covering.

General Purpose Building – 13.7m x 28.0m
Steel frame under asbestos roof covering with concrete floor and two roller shutter door entrances.

Garage – 4.6m x 10.5m
Brick elevations under box profile roof covering.

Woodstore
Block elevations under asbestos roof covering.