



Eiddo 4 Llofft | 4 Bedroom Detached Property with Outbuildings

Barrach Fawr, Llangian

Pwllheli, LL53 7LP

offers over' **£500,000**
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Barrach Fawr, Llangian, Pwllheli, LL53 7LP

A stunning stone farmhouse set amidst open countryside on the Llyn Peninsula, accompanied by a range of stone outbuildings. Barrach Fawr has been historically renovated and is situated on spacious grounds, featuring a large yard and driveway.

Ffermdy carreg trawiadol wedi'i leoli yng nghefn gwlad Pen Llŷn, gydag ystod o adeiladau fferm cerrig. Mae Barrach Fawr wedi'i foderneiddio yn y gorffennol, yn eistedd mewn plot braf gyda gardd a dreif.

A rare opportunity to acquire a spacious detached farmhouse, complemented by a range of outbuildings suitable for multiple uses or conversion. This property is ideal for a variety of interests, hobbies, or business ventures. Originally a local estate property, it has been in private ownership since 2018 and provides comfortable living accommodation.

The property features 4 bedrooms, the master suite features an ensuite bathroom, both master and front bedroom feature stunning views across the surrounding countryside towards the Cilan and Port Neigwl (Hells Mouth).

Mae'r eiddo'n cynnwys 4 ystafell wely, y prif lofft gydag ystafell ymolchi ei hun gyda'r llofftydd blaen yn mwynhau golygfeydd tuag at Trwyn Cilan a Porth Neigwl.



The ground floor includes two well-appointed living areas with multi-fuel burners, a utility / cloak room with WC and a spacious dining kitchen with large inglenook and stove.

Externally, the property features lawned gardens, large driveway and hard-standing yard located to the rear of the property.

Barrach lies in a quiet location near Llangian, within 1 miles of the beach, 2 miles from Abersoch and 7 miles from Pwllheli.

The accommodation comprises:

Ground Floor:

Entrance Hallway - 1.75m x 5.10m

Living Room - 4.90m x 5.07m

Second Living Room - 3.06m x 5.05m

Utility / Cloak Room - 1.90m x 2.71m

Kitchen - 2.66m x 4.05m, open-plan to;

Dining Area - 4.25m x 4.60m

First Floor:

Master Bedroom - 3.94m x 5.10m

En-suite - 1.90m x 1.36m

Bedroom (Middle) - 2.57m x 2.73m

Bedroom (Front) - 3.14m x 5.14m

Bedroom (Rear) - 2.08m x 3.30m

Family Bathroom - 2.32m x 4.48m

External:

Outside WC - 0.93m x 1.39m

Workshop - 5.61m x 7.39m

Loft above - 5.61m x 7.39m

Lean-to - 2.3m x 3.75m

Barn - 7.55m x 16.05m

Mains Water (Private Supply) | Oil Fired Central Heating

Private Drainage | EPC: E | Council Tax Band: E

Tenure: We understand that this property is freehold.

Directions: From Pwllheli, head towards Llanbedrog and proceed to Mynytho. Continue from Mynytho towards Botwnnog along the B4413. Half a mile from Mynytho, turn left at the sign for 'Plas yn Rhiw' and follow the single track lane for 1 mile. Take the left junction signposted Hells Mouth and continue for half a mile. Barrach Fawr is located on the left.

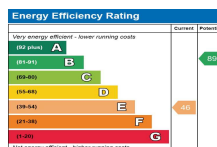
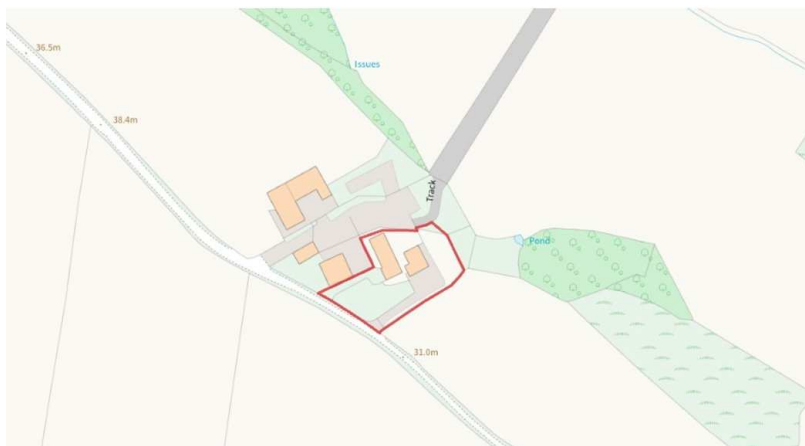
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PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his 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



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

Boundaries: 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.

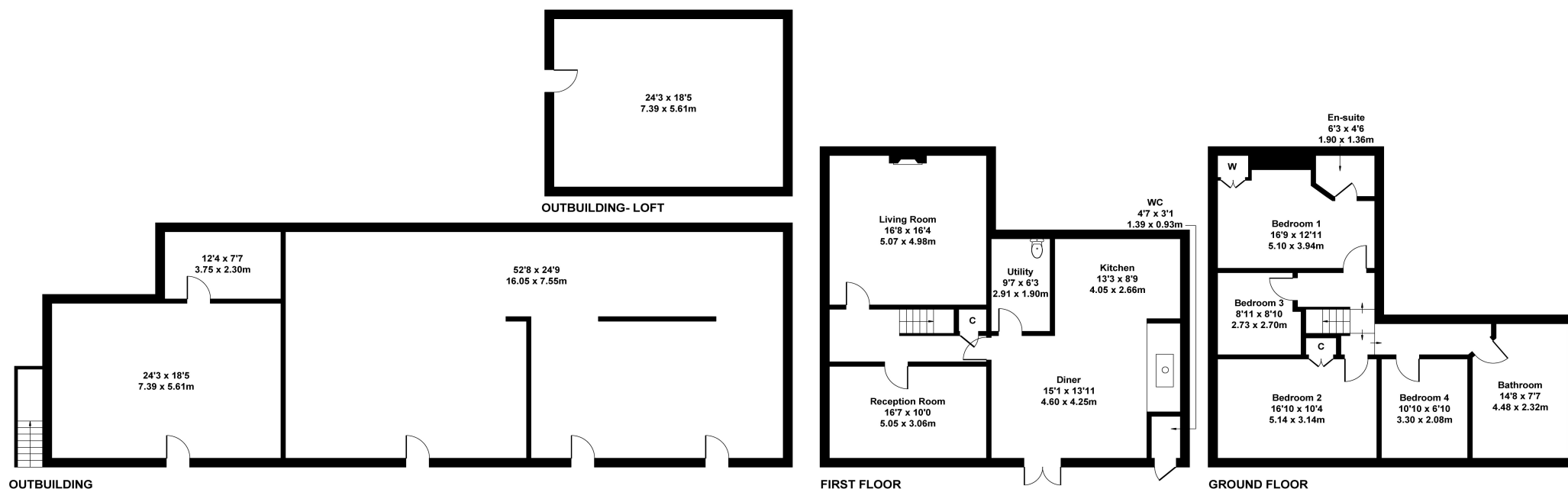
Planning: The property is sold subject to any existing or other statutory notice or which may come into force in the future. Purchasers should make their own enquiries into any designations.

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

Viewing: Strictly by appointment only.

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Approximate Gross Internal Area
Main House 1894 sq ft - 176 sq m
Outbuilding 2271 sq ft - 211 sq m
Total 4166 sq ft - 387 sq m



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

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