



Eiddo 3 Llofft | 3 Bedroom Detached Property with Land
Tan Y Graig, Mynydd Nefyn
Pwllheli, LL53 6TN

£550,000
www.lwhproperty.com



Tan Y Graig, Mynydd Nefyn, Pwllheli, LL53 6TN

Tan Y Graig is a spacious detached cottage situated on 1.5 acres, offering stunning views and an impressive equestrian setup. It features 3 bedrooms, stables, and outbuildings, making it a rare opportunity to own a well-appointed, ready-to-move-in equestrian property.

Mae Tan Y Graig yn fwthyn sydd wedi'i ymestyn yn helaeth, gyda 1.5 erw, sy'n cynnig golygfeydd godidog a chyfleusterau marchogaeth. Mae'n cynnwys 3 ystafell wely, stablau ac adeiladau, gan ei wneud yn gyfle prin i fod yn berchen ar eiddo marchogaeth sy'n barod i symud i mewn iddo.

The property offers panoramic views spanning from the Gwylwyr mountain ranges, across the coastline to Nefyn Beach, beyond to Porthdinllaen, and along the North Coast of the Llyn Peninsula to Garn Boduan—arguably one of the best views available on the Llyn.

Originally a modest stone cottage, the property has been comprehensively refurbished and extended by the current owners during their ownership.

Option to purchase additional equestrian facilities and land up to 24 acres - please see the relevant listings or contact us for further details.



Tan Y Graig is situated in Mynydd Nefyn (Nefyn Mountain), nestled in the uplands above the vibrant village of Nefyn. The village offers a range of amenities, including beaches, hotels, taverns, and shops. Perfectly positioned, the property provides excellent access to the stunning coastline and picturesque countryside

Internally the property comprises a large open plan kitchen with island and aga stove, leading to the large open plan living and dining area with bi-folding doors leading to the front terrace. A family bathroom is located centrally within the ground floor, plus a utility room assessable off the dining room. 3 Bedrooms and a further bathroom are situated within the 1st floor.

Externally, Tan Y Graig features fenced paddocks, a range of stables, kennels, and a detached garage. To the side of the main entrance, there's a yard or plot with separate access to the lane, offering potential for further development, subject to consent, with services in place.

The fitted kitchen features solid countertops and integrated appliances, including a dishwasher, fridge/freezer, and oven. The focal point of the kitchen is the Aga (LPG).

The accommodation comprises:

Ground Floor:

Entrance Porch - 2.63m x 1.34m

Kitchen Diner - 5.90m x 5.01m

Bathroom - 1.84m x 2.80m

Hallway - Open to:

Living Room - 4.38m x 4.0m - Open to:

Dining Area | Sun Room - 8.74m x 3.36m

Study - 3.53m x 1.97m

Utility - 3.12m x 1.58m

First Floor:

Bedroom 1 - 3.8m x 3.8m

Bedroom 2 - 4.76m x 2.81m

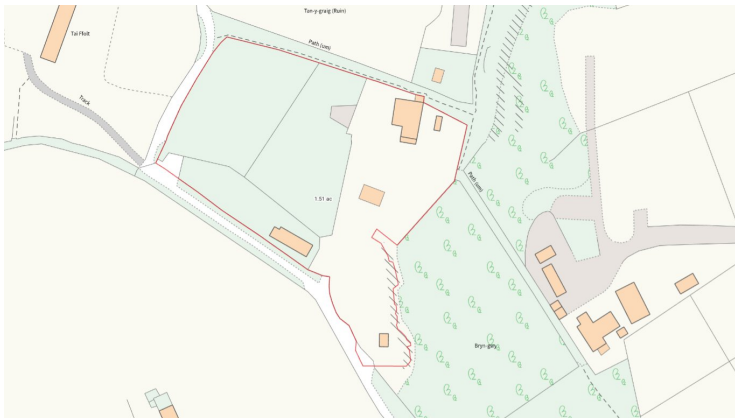
Bedroom 3 - 4.74m x 2.26m

Bathroom - 3.45m x 3.19m

Garage - 4.83m x 7.47m

The house is of traditional construction under slate roof covering, stables and kennels are timber under bitumen/corrugated sheets and the garage of solid elevations under box profile roof.





Double Glazed | LPG Central Heating & Aga | EPC: TBC | Council Tax Band: D

Tenure: We understand that the tenure of this property is Freehold.

Directions: From Groes Nefyn, travel east towards Mynydd Nefyn for about 3/4 mile along Bryn Glas, up the hill. Take the next left-hand junction and continue along the tarmac lane, passing a row of cottages on the right. Take the left hand fork in the road, signposted for Tan Y Graig and proceed down the lane for 250 yards or so, the property is located on the right hand side.

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

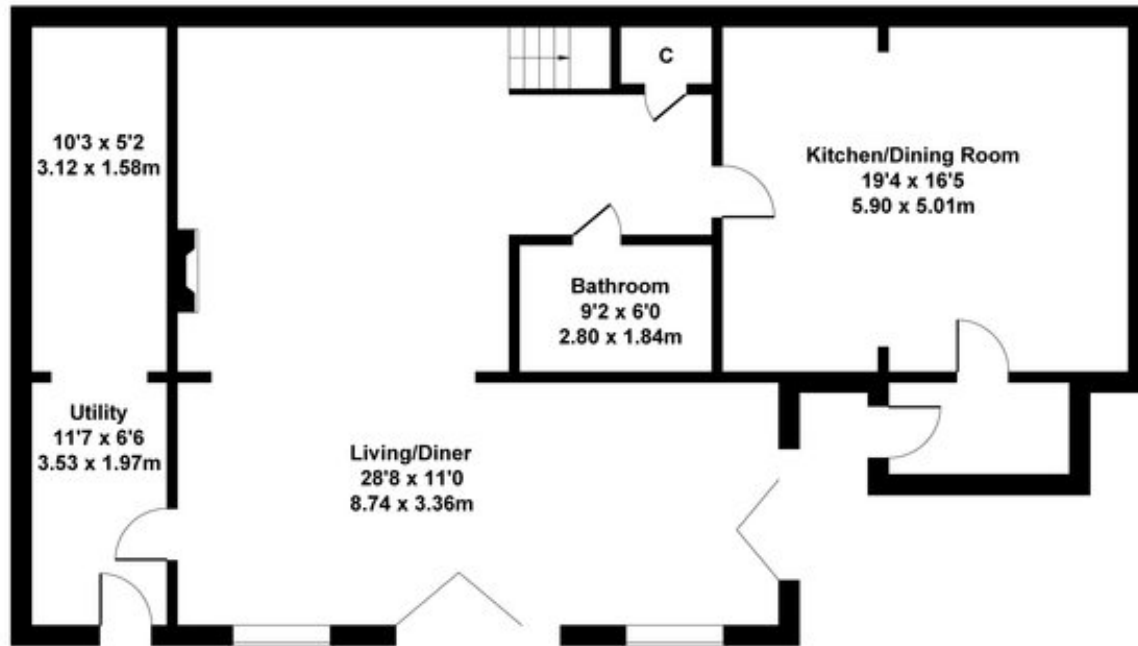
Boundaries: Purchaser shall be deemed to have full knowledge of all boundaries and neither the Vendor nor Vendors Agents are responsible for defining the boundaries or ownership thereof.

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.

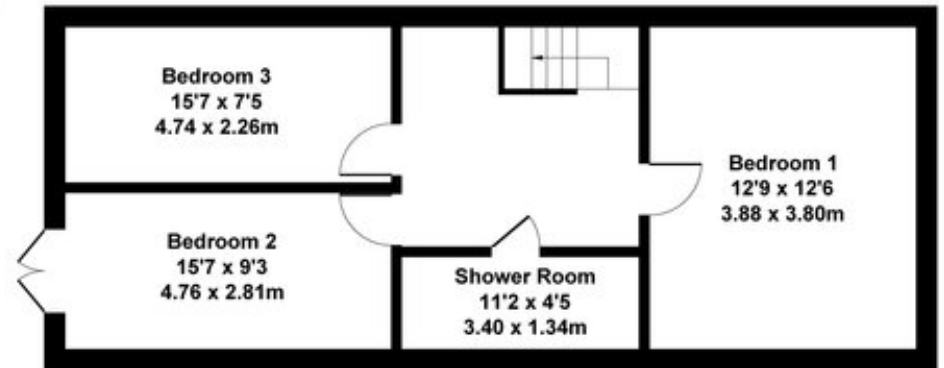
Easements, Wayleaves and Rights of Way: The land is sold subject to all the benefits of all wayleaves, easements, right of way and third party rights, whether mentioned in the particulars or not.

Viewing: Strictly by appointment only.

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GROUND FLOOR



FIRST FLOOR

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

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