



3 Llofft | 3 Bedroom Equestrian Property | Smallholding - 6 acres

Ty'n Rhos, Rhoshirwaun

Pwllheli, LL53 8HP

£495,000

www.lwhproperty.com



Ty'n Rhos, Rhoshirwaun, Pwllheli, LL53 8HP

Ty'n Rhos is a spacious, detached secluded property set within 6 acres of land, offering stunning views of the Llyn Peninsula. It features 3 bedrooms, stables, and various outbuildings, making it a unique opportunity to own a well-appointed, ready-to-move-in equestrian home.

Mae Ty'n Rhos wedi'i leoli mewn 6 erw o dir, gyda golygfeydd gwledig o Benrhyn Llŷn. Mae'n cynnwys 3 ystafell wely, stablau, ac amryw o adeiladau, gan ei wneud yn gyfle unigryw i fod yn berchen ar gartref sy'n barod i symud i mewn iddo.

The current owners have undertaken a comprehensive refurbishment to transform Ty'n Rhos into their dream equestrian property. The genuine reason for sale is due to relocation, making this a rare opportunity to acquire a beautifully renovated home with excellent equestrian facilities.

Ty'n Rhos is situated in Rhoshirwaun, a rural village on the southwestern tip of the Llyn Peninsula. The location offers convenient access to Aberdaron and surrounding areas, renowned for its sandy beaches, coastal paths, and a variety of local amenities.

Externally, the land is divided to 5 enclosures, with the private access track leading from the public highway to the main house.

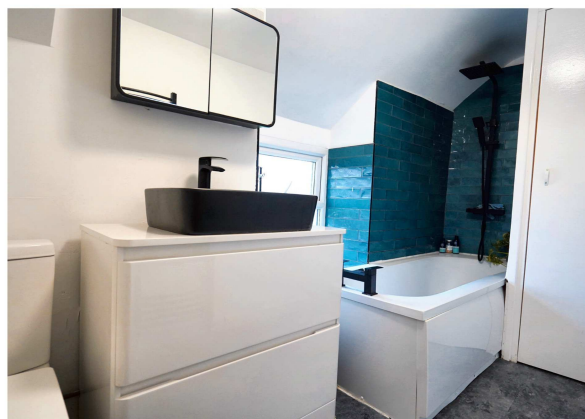
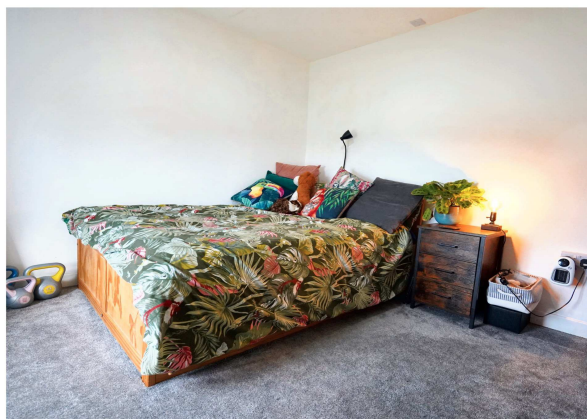
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PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his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



Internally, the property features two spacious reception rooms, one of which is currently configured as an office. Leading to a vaulted kitchen, utility room, and WC. Upstairs, there are three bedrooms and a family bathroom, providing comfortable and versatile living space.

The accommodation comprises:

Ground Floor:

Hallway - Stairs to 1st Floor

Reception Room (Office) - 4.41m x 2.82m

Reception Room - 4.19m x 3.89m

Kitchen - 4.45m x 4.19m

Utility Room - 2.19m x 1.81m

WC - 0.89m x 1.79m

First Floor:

Bedroom 1 - 3.22m x 3.01

Bedroom 2 - 2.93m x 2.84m

Bedroom 3 - 2.91m x 1.92m

Bathroom - 3.20m x 1.60m

Stables | Outbuildings:

4.91m x 3.69m

4.92m x 3.91m

The house is of traditional construction under slate roof covering.
Partially Double Glazed | Oil Central Heating | Rayburn | Water Tank
EPC: F | Council Tax Band: C | Currently a Main Home.

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

Directions: From Pwllheli, head towards Aberdaron. In Rhoshirwaun continue past Efail Rhos Garage up to the Church on the left hand side, take the left hand Junction for Pencaerau and continue for half a mile - Ty'n Rhos 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.

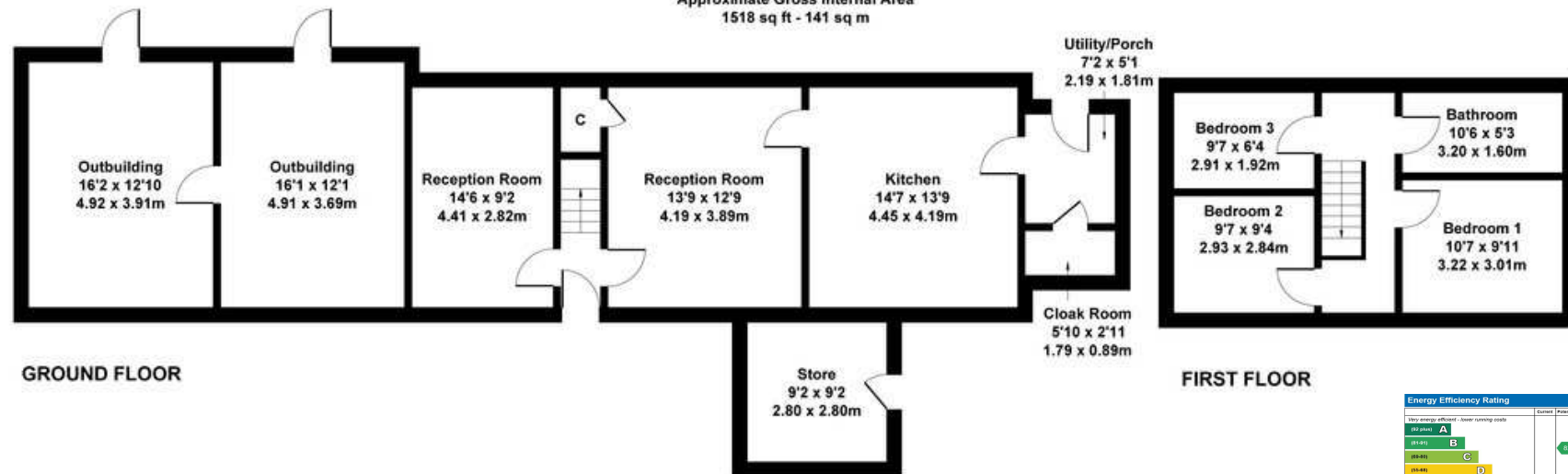
Easements, Wayleaves and Rights of Way: The land is sold subject to all the benefits of all wayleaves, easements, right of way and third party rights, whether mentioned in the particulars or not.

Viewing: Strictly by appointment only.



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Approximate Gross Internal Area
1518 sq ft - 141 sq m



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

Energy Efficiency Rating	
Very energy efficient - lower running costs	Current
A	62
B	
C	
D	
E	
F	
G	42
Not energy efficient - higher running costs	