

Hendre Bach

Clynnog Fawr, Gwynedd LL54 5DB

Fferm 50 erw yn fras – 50-acre Farm

Available as a Whole or the Farmhouse, Buildings & 10 acres



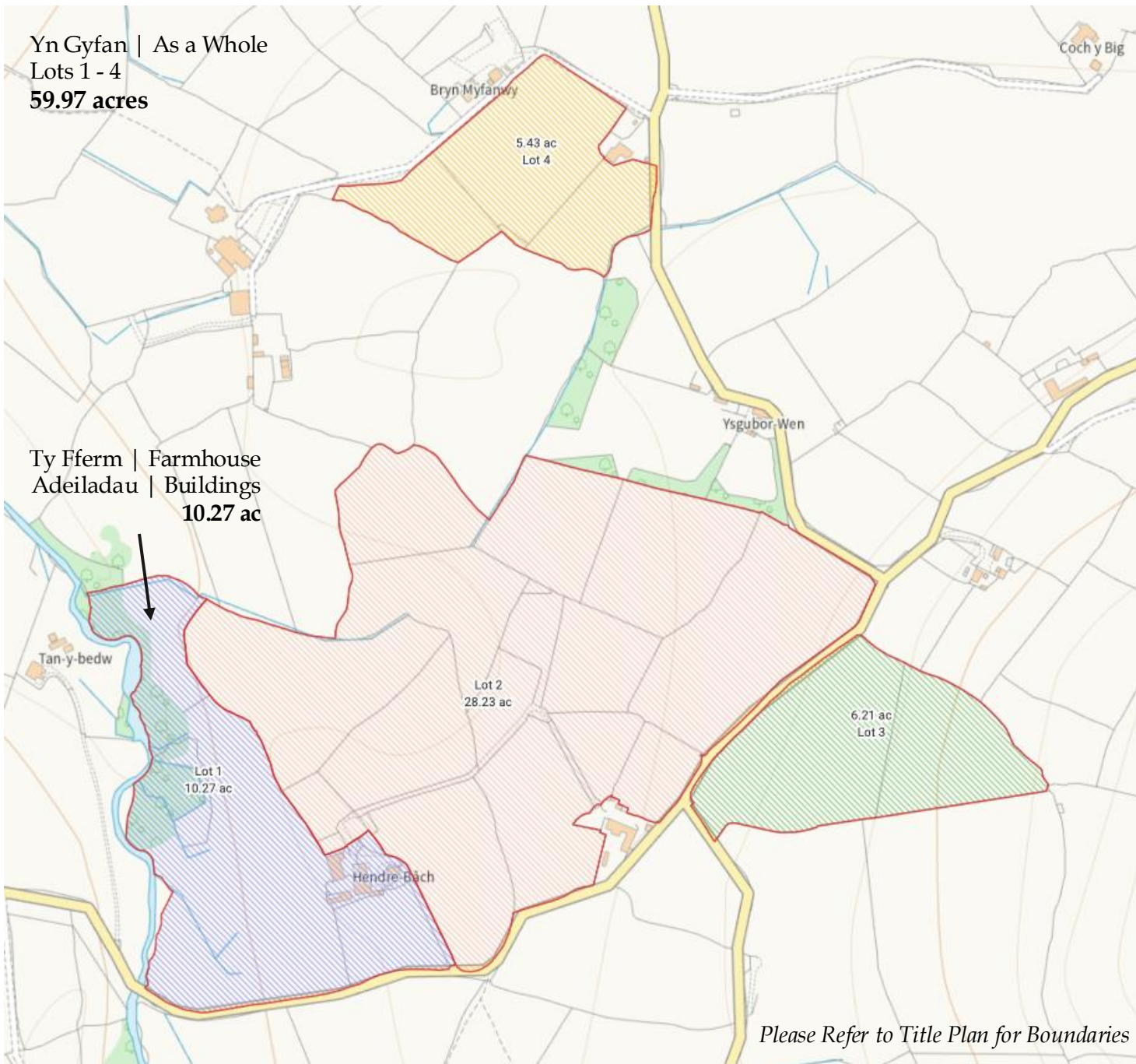
Fferm 50 erw yn cynnwys ffermdy 3 ystafell wely ac ystod adeiladau fferm traddodiadol a modern i gyd mewn lleoliad gwledig a cyfleus rhwng Clynnog Fawr a Pontllyfni | A 50-acre farm comprising a 3-bedroom farmhouse and a range of traditional and modern farm buildings all in a rural and convenient location between Clynnog Fawr and Pontllyfni. **Guide price: £800,000 to £850,000 | For Sale by Private Treaty**

Hendre Bach is renowned for its grazing capabilities, consisting of predominately well-maintained grazing and mowing land with convenient access of the public highway, within easy reach of the A499.

This listing represents the whole farm amounting to 50.14 acres (20.29 Hectares) including the Farmhouse, Yard and Buildings.
The Farmhouse, Yard and Buildings accompanied by 10 acres of land may be purchased separately, guide price: £420,000.

Yn Gyfan | As a Whole
Lots 1 - 4
59.97 acres

Ty Fferm | Farmhouse
Adeiladau | Buildings
10.27 ac



Mae'r fferm wedi'i leoli milltir a hanner i'r De o Bontllyfni, gyda mynediad hwylus i'r A499 Lon Caernarfon ac i Glynnog Fawr.

The farm is located one and a half miles South of Pontllyfni, with easy access to the A499 Lon Caernarfon and to Glynnog Fawr.

Mae'r fferm yn mwynhau lleoliad gwledig gyda mynydd Bwlch Mawr i'r de a'r Foel i'r Dwyrain gyda golygfa panoramig tuag at yr Arfordir ac Ynys Môn ar ddiwrnod clir i'r Gogledd.

The farm enjoys a rural location with Bwlch Mawr mountain to the south and the Foel to the East with a panoramic view towards the Coast and Anglesey on a clear day to the North.

The individual lots of land will be released separately in future on the sale of lot 1 unless sold as a whole

Bydd y darnau unigol o dir yn cael eu rhyddhau ar wahân yn y dyfodol ar werthiant lot 1 oni bai bod y Fferm yn gwerthu yn gyfan.

Ty Fferm | Farmhouse

Ffermdy llawn cymeriad, sydd yn barod i'w foderneiddio is siwtio anghenion darpar brynwyr.

The farmhouse at Hendre Bach is situated East of the main farmyard, with the driveway leading around the front of the property, situated approximately 100 yards from the public highway. A courtyard of stone outbuildings are situated in an 'L' shaped configuration, opposite the main house.

The farmhouse is characterful, ripe for modernisation or improvement to suit prospective buyers' requirements.

From the front door, you enter the living room featuring a fireplace. Adjacent to this area are a lounge and a bedroom/playroom, along with a hall and staircase leading to the first floor. The rear of the house includes the kitchen diner, equipped with a Rayburn stove.

Upstairs, there are two double bedrooms and one smaller single bedroom, all overlooking the surrounding land. The main hallway provides access to a family bathroom.

The range of traditional building comprise traditional stone cow sheds, used for a variety of purposes with approximately 9 separate rooms with external access. The house and buildings are of traditional stone elevations; the farmhouse is rendered under a slate roof. The buildings are under sheet roofing.



Buildings | Adeiladau

The holding to benefits from a concrete yard comprising a large portal framed building - formerly a silage clamp, dutch style barn with lean-tos and a dilapidated cubicle house.

- 60ft x 30ft (approx.) Portal Frame Barn
- 15ft x 17ft (approx.) Lean-to
- 30ft x 20ft (approx.) Dutch Style Barn
- 13ft x 11ft (approx.) Lean-to
- 22ft x 20ft (approx.) Lean-to

Tir Land

Mae'r fferm yn 50.14 erw yn gyfan (OS) yn cynnwys tir pori a silwair mewn blociau cyfleus, ar gael mewn 4 lot i gyd. Fferm odro yn wreiddiol oedd Hendre Bach, yn fwy diweddar biff a defaid sydd bellach ar y tir gyda'r fferm wedi bod yn y rhu'n teulu ers blynnyddoedd.

The Farm extends to 50.14 acres (OS). The land is a mixture of grazing and mowing land in manageable enclosures offered in 4 lots. Hendre Bach, originally a dairy farm, has recently transitioned to sheep and beef production, and has been in the same family for many years.

Each lot has road frontage and access. The land is presently let, with vacant possession available on completion. Natural and Mains water services the land.

Location and Directions

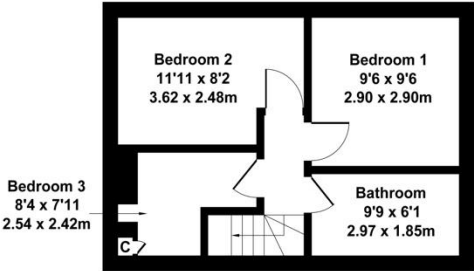
From A499 at Pontllyfni head towards Tai'n Lon past Ysgol Brynaerau School for 1.5 miles. At the junction turn right towards Clynog Fawr, Hendre Bach is located on the right-hand side in approximately 700 yards.



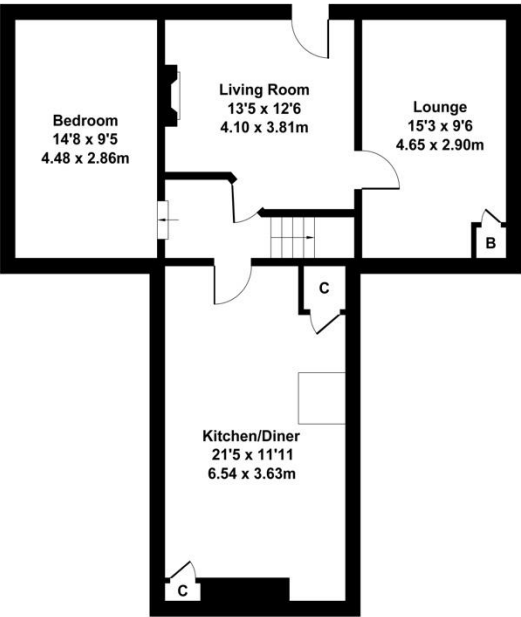
Cynllun Llawn

Floorplans

Hendre Bach, Pontllyfni LL54 5DB



FIRST FLOOR



GROUND FLOOR

Not to Scale. Produced by The Plan Portal 2025
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Important Information

EPC: TBC

Council Tax Band: D

Construction: Traditional Construction Under Slate Roof | Buildings of various sheet cladding
Services: Oil Fired Central Heating, Mains Water and Private Drainage

Method of Sale: Private Treaty

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.

Important Information

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.

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



SILAGE CLAMP & LEAN -TO

PORTAL FRAME BARN

STONE -TRADITIONAL
OUTBUILDING

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