

Tir ac Eiddo

LWH

Land and Property

Lloyd Williams & Hughes

Tyddyn | Smallholding | 3 Bedroom Detached Property, Buildings & 6 acres

Cae Uchaf, Clogwyn Melyn

Caernarfon, LL54 6PT

£425,000

www.lwhproperty.com



Cae Uchaf, Clogwyn Melyn, Penygroes , LL54 6PT

Tyddyn 6 erw yn cynnwys ffermdy ac ystod eang o adeiladau fferm draddodiadol a modern i gyd mewn lleoliad gwledig gyda golygfeydd panoramig ar draws arfordir tuag at Sir Fôn.

A 6 acre smallholding comprising a farmhouse and a range of traditional and modern farm buildings all in a rural location featuring panoramic coastal views towards Anglesey and beyond.

Smallholdings like this one are rarely found with a variety of well-maintained and recently constructed modern buildings that can accommodate multiple uses. This property was formerly an equestrian facility, complete with stables for shire horses.

Genuine reason for sale after many years at Cae Uchaf the vendors have taken the decision to downsize.

Mae'r tyddyn wedi'i yn Clogwyn Melyn yn ganolog rhwng Penygroes a Carmel, gyda mynediad hwylus i'r A487 Lon Caernarfon | The smallholding is located in Clogwyn Melyn, centrally between Penygroes and Carmel, with easy access to the A487 Caernarfon road.



Ty Fferm | Farmhouse

Ffermdy 3 llofft sydd yn barod i symud mewn | The farmhouse at Cae Uchaf, featuring three bedrooms, is ready to move into.

Upon entering through the front door, you'll find a spacious living room with a large inglenook fireplace and a wood-burning stove. Next to this area are the family bathroom, an additional sitting room, and a utility room. The side extension boasts a large kitchen diner, complete with a wood-burning stove and patio doors that offer stunning views of the coastline beyond.

Upstairs, you'll find three bedrooms: a spacious master bedroom that spans the width of the property, a bright front double bedroom, and a cozy single bedroom. All three rooms offer lovely views of the surrounding landscape. At the rear of the bathroom, there is a boiler room that has external access and space for white goods, as well as a sink.

Opposite the kitchen, you'll find a series of traditional stone buildings that were formerly pig sties, offering valuable storage space and a boot room.

The house and its buildings feature traditional stone elevations, rendered beneath a slate roof. Meanwhile, the side kitchen extension is covered with a rubber roof.

Buildings | Adeiladau

The areas surrounding Cae Uchaf primarily consist of concrete yards, featuring a mix of modern and older buildings from its history as a working farm. All principal buildings feature electric and water supplies.

Various other kennels, hen houses, greenhouse and smaller buildings are located at Cae Uchaf. Sited above the farmyard, a 3 bedroom static caravan is located providing further accommodation.

Tir | Land

The property consists of three large parcels of gently sloping grazing land. Surrounding the yard and buildings is additional land, enclosed by drystone walls. Access to the land can be gained through the yard or via gateways from the main driveway.

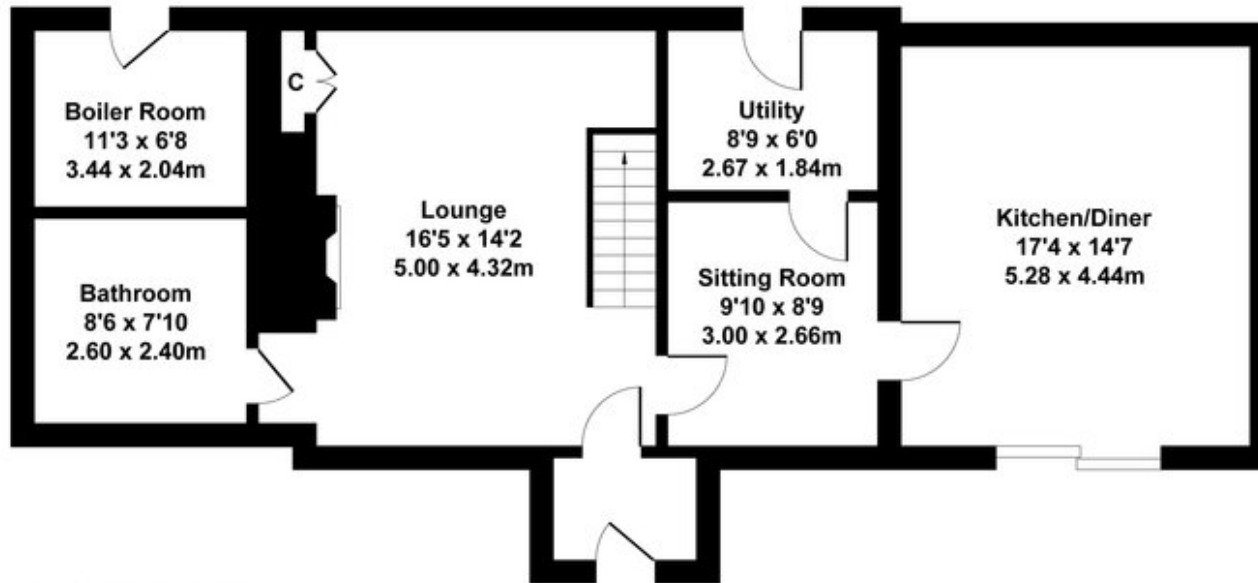
Location and Directions

From the A487 in Groeslon, head towards Carmel. At the crossroads in Carmel, take a right turn towards Penygroes and continue for approximately 1 mile. Cae Uchaf will be located on your right, just before you reach the row of residential properties and as you approach Clogwyn Melyn.

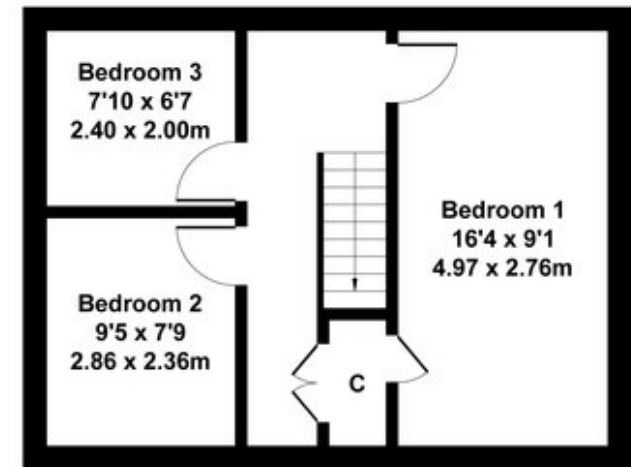


Cae Uchaf, Clogwyn Melyn LL54 6PT

Approximate Gross Internal Area
1292 sq ft - 120 sq m



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2025

Important Information

EPC: F | Council Tax Band: D

Construction: Traditional Construction Under Slate Roof and Corrugated sheets. Modern farm buildings are of portal frame construction clad in box profile.

Services: LPG (Bottle) Central Heating, Mains Water and Private Drainage.

PV solar array on farmhouse

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.

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.

Buildings | Adeiladau

Portal Frame Barn:

40ft x 20ft (approx.) Constructed in last 3 years.

Former Dairy & Stables:

11.2m x 5.4m Stables - 2 large stables designed for shire-horses

11.2m x 4.0m Lean-to Garage

11.2m x 4.2m Lean-to

3.1m x 2.4m Stores

Stone Buildings:

4.1m x 4.1m - Workshop

5.7m x 4.1m - Workshop

3.55m x 7.5m - Garage with Inspection Pit

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		26
(1-20)	G		
Not energy efficient - higher running costs			

