



2 Bedroom Cottage | Caravan Park | 17 Pitches | 7 ac  
**Bryn Llan, Rhoshirwaun**  
Pwllheli, LL53 8HL

**£495,000**  
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## Bryn Llan, Rhoshirwaun, Pwllheli, LL53 8HL

A unique opportunity to own a small caravan site permitted for 17 units, along with a 2-bedroom cottage, all situated on 7 acres in a beautiful rural landscape on the Llyn Peninsula, near Rhoshirwaun.

Cyfle unigryw i fod yn berchen ar safle carafanau bach gyda chaniatâd ar gyfer 17 uned, ynghyd â bwthyn 2 ystafell wely, i gyd mewn 7 erw i gyd ym Mhen Llŷn, ger Rhoshirwaun.

The 7.2 acres is divided to 3 enclosures amounting to approximately 5 acres with the remainder including the gardens and grounds and camping areas. Bryn Llan features a driveway that extends from the highway, with camping areas located on either side. At the top of the driveway, you'll find the cottage and various facilities surrounding a large hardstanding area.

To the east of the house, there is a double-decker bus that was previously utilised alongside the campsite for a variety of events and purposes.

Bryn Llan cottage has undergone modernisation in the past, but after being vacant for some time, it now requires recommissioning and refurbishment to restore it to comfortable living accommodation.

Planning Permission Reference: C17/0237/30/LL - 17 Touring Caravans





The accommodation comprises a modern kitchen living and dining area with a spiral staircase leading to two bedrooms and a shower room. To the rear a large conservatory is situated providing access to a flat roof extension providing a multi purpose room with separate external access.

Adjoining building houses the the campsite facilities, including dishwashing area, boiler room, gent and ladies showers and toilets.

The farmhouse is of traditional construction, under a part slate and flat felt roof covering. UPVC Double glazed conservatory.

Permitted for 17 touring caravans located opposite the main house the site comprises the main field with hardstanding pitches located around the perimeter of the paddock. Planning Permission Reference: C17/0237/30/LL

Additional electrical hook up points have been installed to the opposite side of the driveway and behind the property.

The land is down to pasture, and has been used used for amenity purposes associated with the caravan site. The land could be returned to grazing use.

**Location and Directions:** Starting from Pwllheli, head west towards Aberdaron. Continue along the B4413 at Sarn Mellteyrn, making your way to Pengroeslon and on to Rhoshirwaun. After passing the Wynnstay Agricultural Merchant, turn right in about 200 yards, following the sign for Whistling Sands. Continue for half a mile, and Bryn Llan will be located on your left.

### **Important Information:**

**Terms of Instruction:** This sale is a repossession

**Services:** Mains Electric, Mains Water and Private Drainage

LPG (Calor Tank) Boilers (X3)

**Method of Sale:** Private Treaty

**Business Rates:** 'Caravan at Bryn Llan' £1,075 'Bryn Llan Caravan Site' £3,275

**Council Tax:** 'D' | EPC: 'F'

**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

**Viewing:** Strictly By appointment only

**Tenure:** Freehold with vacant possession on completion

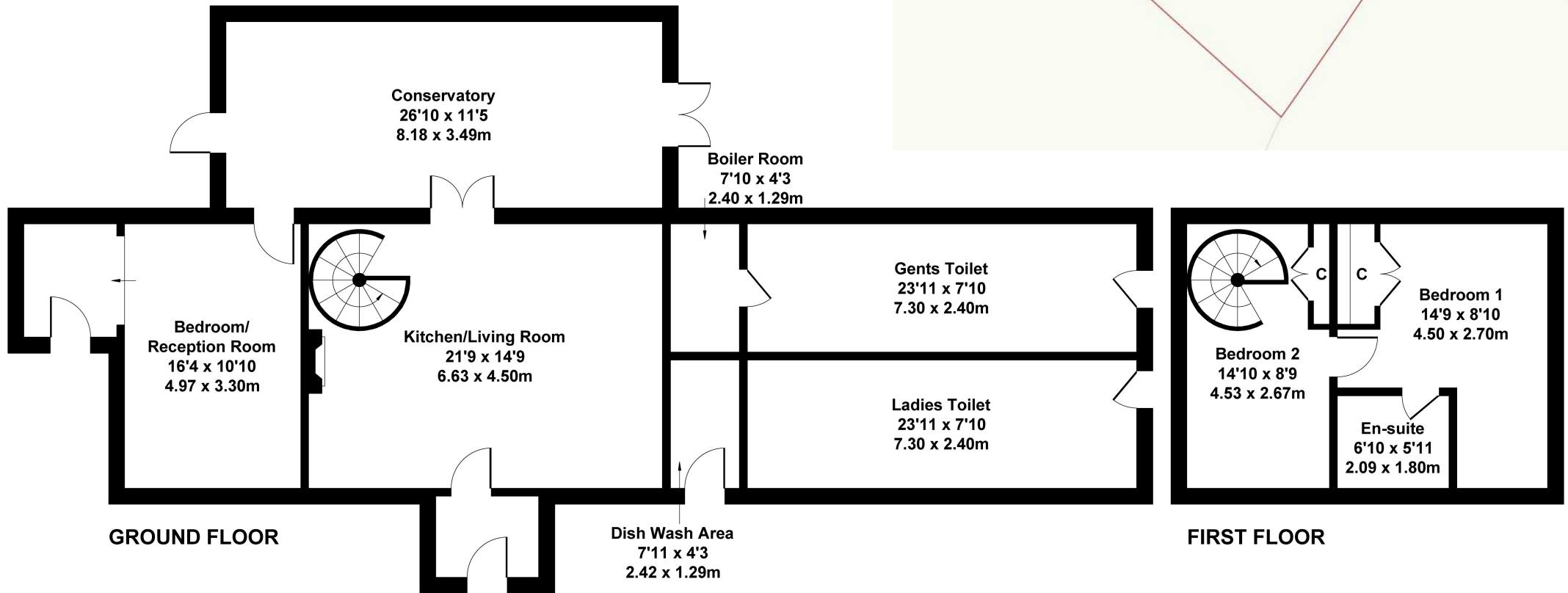
**Easements, Wayleaves and Rights of Way:** The land is sold subject to all the benefits of all wayleaves, easements, right of way and third-party rights, whether mentioned or not

**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



## Bryn Llan Rhoshirwaun LL53 8HL

Approximate Gross Internal Area  
1787 sq ft - 166 sq m



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

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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