



Bryn Y Gwin Farm Caravan & Campsite

Bryn Y Gwin Farm, Dolgellau, Gwynedd, LL40 1TF

Guide Price: £2,750,000 | Christie reference no: 5890034



KEY HIGHLIGHTS

- Snowdonia National Park
- Dolgellau, Wales
- Lifestyle Holiday Business
- Touring and Camping Site
- Well Stocked Fishing Lake
- 64+ Acres
- 4 Bed Farmhouse
- 1 detached Millhouse, 2 holiday lets, artist studio included
- EPC B

LOCATION

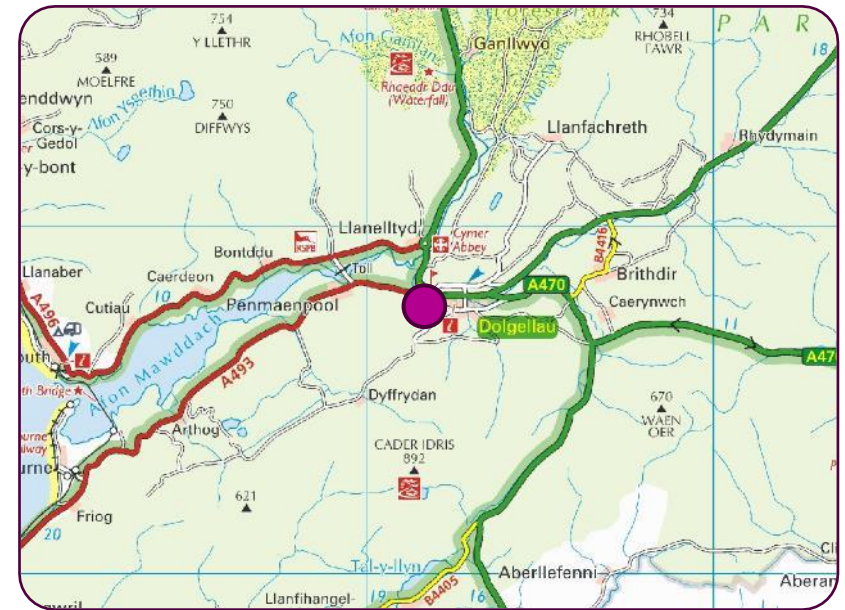
Although it enjoys a feeling of seclusion, Bryn Y Gwin Farm is nestled above the beautiful market town of Dolgellau (1 mile), within the Snowdonia National Park.

One of the most popular tourist destinations in the country, Dolgellau offers many restaurants, cafes and pubs, it also has 2 supermarkets, 2 petrol stations, bakeries, a bank, and shops. It has a cricket and rugby club, a leisure centre, a doctors surgery, a small hospital, a dentist, a veterinary surgery and each year the town hosts the prestigious Welsh music festival Sesiwn Fawr.

Traditionally, Dolgellau was the administrative and main market centre of Merioneth, with much of its original character preserved and with an impressive backdrop of Cadir Idris, one of Wales' highest mountains. You can enjoy the nearby beaches of Barmouth (9.7 miles) and Fairbourne (9.7 miles) or the many renowned walks.

The area attracts people from all around the world who come to enjoy the breathtaking beauty of the Snowdonia National Park; whilst walking, cycling, running, fishing, bird watching, water sports or simply relaxing in the tranquil settings.

[CLICK HERE TO VIEW DRONE VIDEO 1](#)



DESCRIPTION

Bryn Y Gwin is a beautiful site, with far reaching views over the Aarran mountain range. Located within a 64+ acre estate, the winding private road leads through the forest and paddocks to the multi-faceted site of Bryn Y Gwin.

The site consists of:

- 4 bed modernised farmhouse
- 2 x 2 bed holiday cottage apartments
- Recently developed multi-purpose building used as an artist studio
- Detached waterwheel Milhouse
- Biomass boiler
- 64+ acres of paddocks, woodland and streams
- Well stocked fishing lake
- 25 pitch serviced touring park and campsite
- Newly built, well appointment shower and toilet block with dish washing facilities
- Newly built steel framed barn

Click below for more drone footage:

[DRONE VIDEO 2](#)

[DRONE VIDEO 3](#)

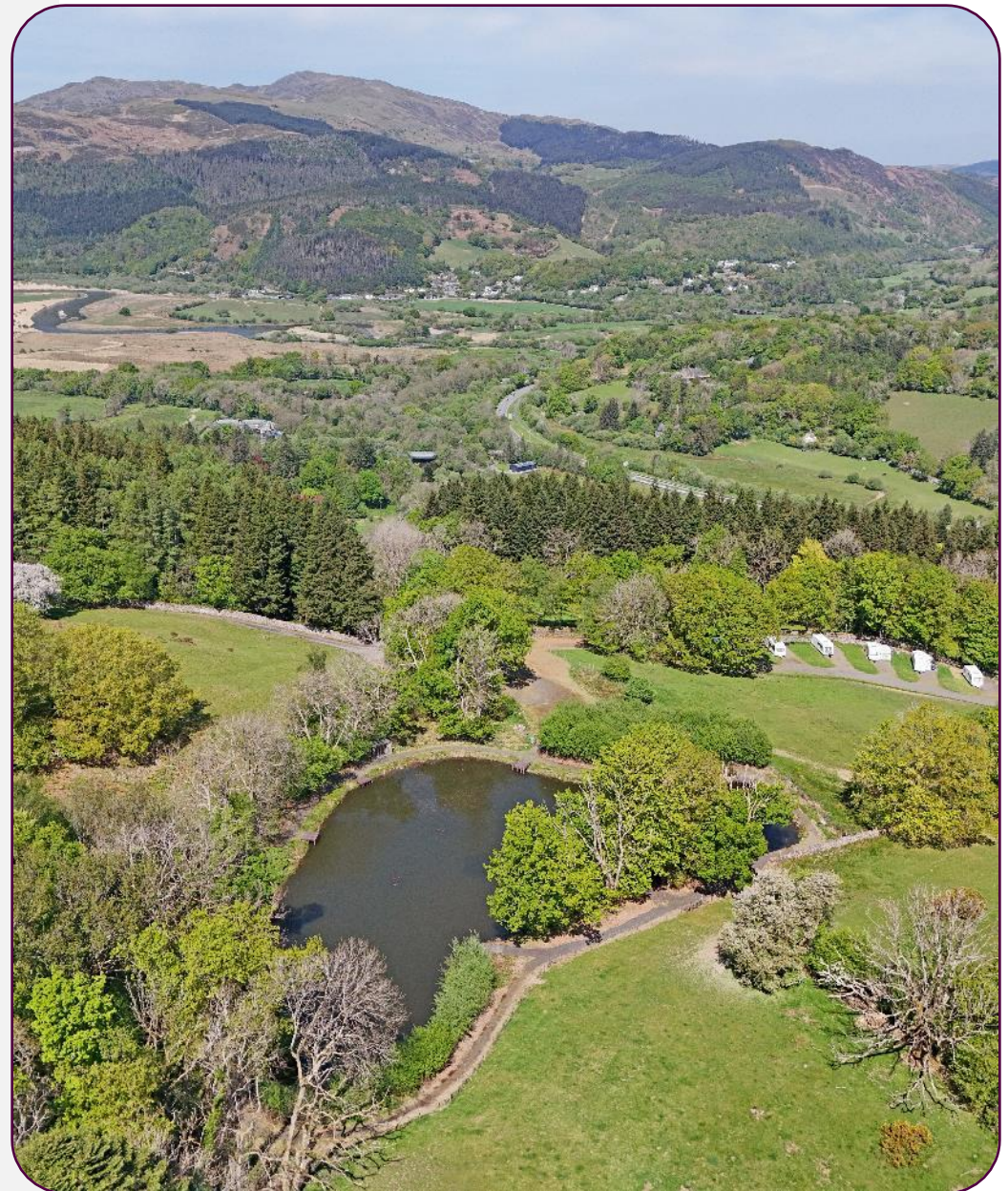


THE OPPORTUNITY

Purchased in 2010, the present owners have enjoyed developing and being the custodians of the 64+ acres that comprise Bryn Y Gwin Farm. It is now one of the most prestigious and envied estates in the Dolgellau surrounds.

The site allows for a future owner to adapt their own ideas and business envisions to the property and land. There is plenty of scope to further develop the caravan site or to push the fishing lake to reach keen anglers.

After having lived their ideal lifestyle and built their successful business over the past 15 years. The sellers are now keen to re-locate to New Zealand.



BRYN Y GWIN FARM

A 4-bedroom stone built, and slate roofed farmhouse sympathetically refurbished and now with an impressive B rated Energy Performance Certificate.

It enjoys spectacular mountain and countryside views from most rooms.

It has a large, combined lounge and dining room with substantial woodburning stove.

A comfortable and light filled sun lounge, insulated and central heated so it can be enjoyed any time of the year.

Second reception room with quarry tiled floor, WC, and outside access.

Galley kitchen with Belfast sink, pantry, ample work surface and fitted Oak units.

Downstairs king size master bedroom, with 3 large picture windows offering plenty of light and the perfect place to witness breathtaking sunrises from the comfort of your own bed.

Three upstairs bedrooms, including two double and one single. Each with its own unique view.

The main bathroom is found upstairs with a bath, shower and WC. Respectfully sized, traditionally tiled and floored.

Front door with porch gives access to the lounge and dining area. This porch serves as the site reception.

The house and extensive gardens enjoy all day sun with 4 seating areas. It includes flower, herb and vegetable gardens, a wildflower meadow, fruit bushes, orchard, polytunnel, fishpond and fountain.

Annexed to the house is two independent, self-contained, stone built, slate roofed barn conversion cottages with many existing character features. Both include kitchen, lounge and dining area, 2 double bedrooms and bathroom/shower facilities.

The two annexed cottages with separate access have the potential to become one large dwelling along with the main farmhouse.

There is ample parking for residential cars and guests.



BRYN Y GWIN FARMHOUSE & HOLIDAY COTTAGES FLOORPLAN





GALLERY STUDIO

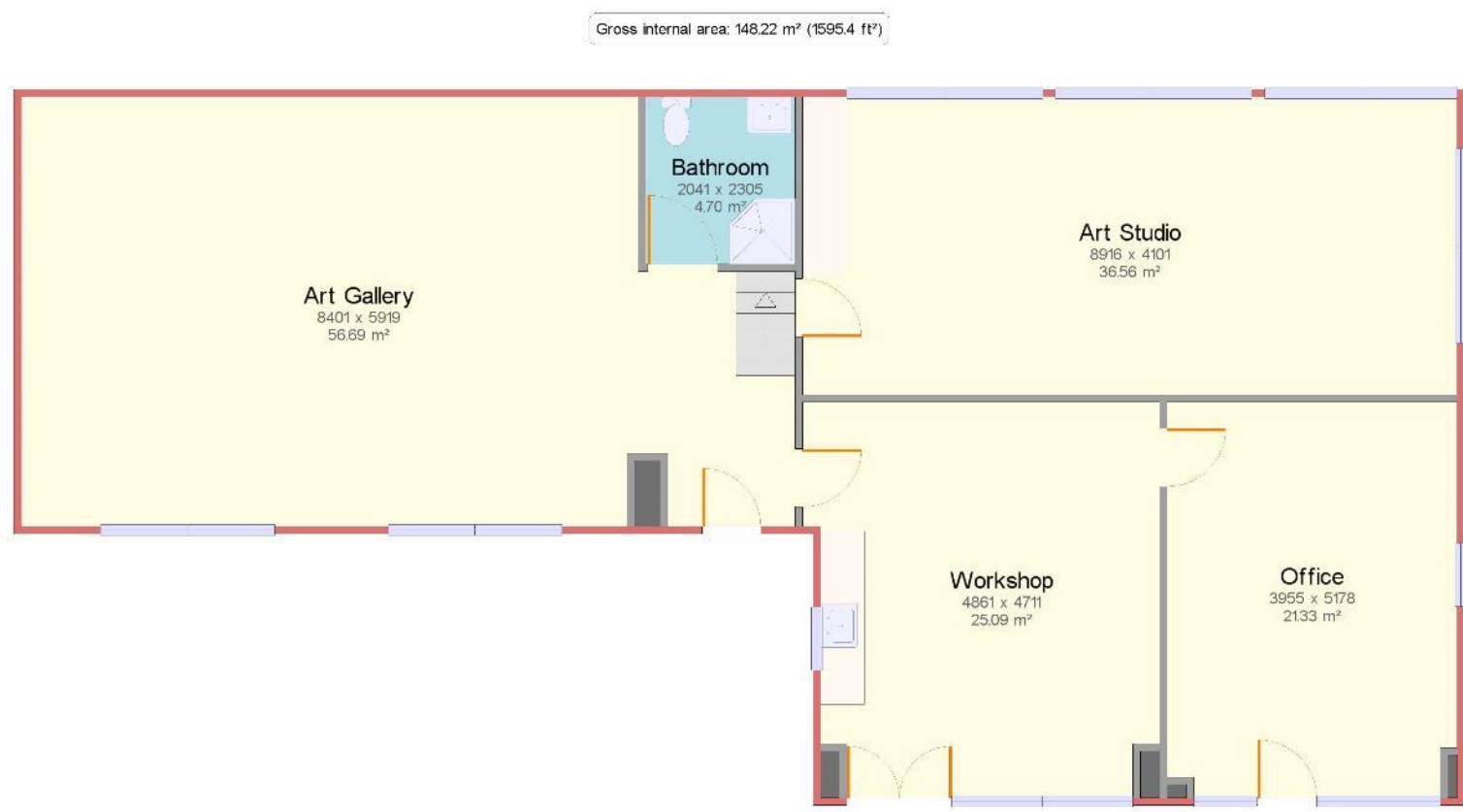
This impressive 148sqm stone clad and slate roofed building was completed in 2020. It is substantial with an air of opulence. It is well appointed with coordinated tiles and granite work surfaces throughout, under floor heating in every room which is serviced by a Biomass boiler and/or oil boiler. Complimentary period features include a King 'A' frame beam in the gallery and numerous Oak beam highlights. Three of the rooms have large floor to ceiling windows taking in the sensational views of the Arran Ranges and surrounding countryside.

There is a separate log store for the gallery biomass. Internally consisting of, a main studio, shower room, workshop (built with a kitchen in mind for alternative use), office room, and a further 1st floor room. The potential for this building is vast, it could make an excellent tearoom, restaurant, yoga and wellness studio or further accommodation.

All of the above-mentioned buildings have a low carbon footprint with either air heat pumps, Solar panels, Biomass boiler and include an independent stream & spring fed water supply, which is certified 'Fit for public consumption' each year by the local authority.



GALLERY STUDIO



Ground Floor

WATER WHEEL MILLHOUSE

Stone built with a new slate roof, two storey building. This has its own internal facilities including WC, hot water, Belfast sink, fitted units and wood burning stove, with its own separate wood store. This character building has many potential uses.

NEW STEEL FRAMED BARN

This large barn has reinforced concrete flooring, 4 double electrical sockets, ample lighting and an electric roller shutter door. Ideal storage and garaging space with 3 built wood store bays and a small shipping container for site tools and combustibles.

NB: The new site toilet block is independently block built at one end of this barn with its own separate access.

There is a separate 20ft shipping container on a level and discreet plot with gravel track access.



CARAVAN & CAMPING SITE

Caravan

There are 25 touring caravan pitches in total on site:

5 pitches benefit from 12 months holiday use

20 pitches are licensed 1st March – 31st October

2025 seasonal rates are £1800, with metered electricity charged in addition. £200 winter storage fee.

The site and hardstanding pitches are serviced via electric hook up points.

Additional caravan pitch space for caravan rallies etc.

Further planning permission details can be found via the website of Snowdonia National Park Authority, planning application number NP5/57/LU1071D.

There is a recently built, well-appointed and luxurious site toilet/shower facilities.

New dishwashing facilities.

Bike storage

Refuge and recycling compound.

Two chemical waste points.

4 firepits with seating around.



CAMPING

Camping

There is permitted camping 1st March – 31st October for an unlimited amount of tents, circa 1.5-acre plot within the site.

Separate WC/wash facilities on the camping field.

5 firepits with seating.

One of the firepits exclusively services the honeymoon pitch, as it is on its own, besides the stream with stepping stones.

[DRONE VIDEO 4](#)

There are many attractive aspects to the site working in conjunction with the natural terrain and each area enjoys its own intimacy and views, this attracts repeat patrons year after year.

[DRONE VIDEO 5](#)



FISHING LAKE

An approximate 1-acre mixed coarse fishery. Well stocked with Roach, Rudd, Perch, Gudgeon, Tench, Bream, Crucian Carp, Mirror Carp, Common Carp and Eels. From previous catch reports, the Mirror and Common Carp run to 15lbs, whilst the Tench run to 5.5lbs and the Perch to 2.5lbs. There are 10 maintenance free fishing pegs, 8 made with recycled plastic and stainless-steel fittings and 2 laid with concrete. There is a gravelled footpath set back from the water's edge encompassing the whole lake which gives disable access. There is a fishing hut, seating area and access track and parking to lake side. The lake boasts outstanding views.

Fees: £8 per person per day | £5 (discounted fee for staying on site)

[DRONE VIDEO 6](#)

WOODLAND

This mature mixed deciduous woodland covers approximately 39 acres with some magnificent feature trees and areas carpeted with Bluebells. There are a number of old estate footpaths meandering through the woods. A sparkling stream traverses the land whilst travelling around the stepping stones and under 3 traditional arched stone bridges.

There is an onsite Pied Flycatcher conservation and ringing programme which enhances the already abundant wildlife, including Kingfishers, Hawfinches, varying butterflies and a plethora of wildflowers and many other natural wonders.

[DRONE VIDEO 7 | WOODS](#)

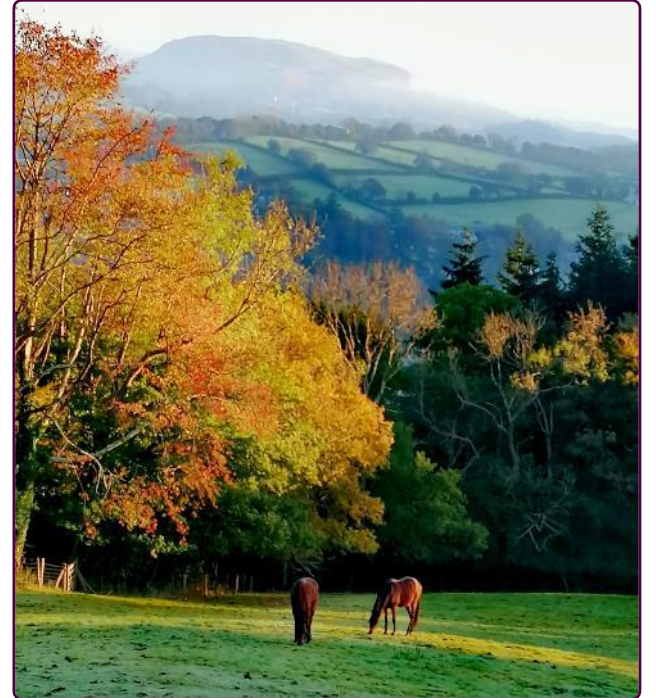
[DRONE VIDEO 8 | STREAM](#)

PASTURE

There are numerous paddocks with good natural drainage and easy access.







CONTACT DETAILS

Tenure: Freehold

Freehold Structure of sale: Asset sale

Staff: No staff to be transferred with this sale

Asking Price: Offers in excess of £2,750,000

EPC Rating: B



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