



**Pant Yr Owen Cwm Maethlon,  
Tywyn Gwynedd LL36 9HU  
Guide price £825,000**



Nestling in a picturesque valley, with a 360 degree view of uninterrupted, unspoilt countryside, Pant Yr Owen, dating back to the 1800's, is absolutely stunning. The three bedroom extended farmhouse has been sympathetically renovated to a high standard, with modern day fixtures and fittings, under-floor heating and oil fired central heating, double glazed windows and doors which include bi-fold doors to a beautifully designed split level kitchen and dining room.

There is a private pressurised filter water supply system and separate private drainage services for the farm house and the delightful Ashcroft static caravan, which is fully equipped, with separate access, internet connection, double glazing and central heating. Two impressive barns, of steel construction with block walls, timber cladding, wooden doors, power points and lighting are sited within easy distance of the farmhouse.

The freehold land extends to approximately 43.20 acres (17.52 hectares) of which 4.25 acres (1.72 hectares) is non-grazing.

**Tenure**  
Freehold

**Council Tax**  
Band E

**Services**  
Mains electricity, private water and drainage.

**Viewing**  
Strictly booked through the selling agents: Aled Ellis & Co, 16 Terrace Road, Aberystwyth. 01970626160 or sales@aledellis.com  
Legal 2 Move, Trefeddyg, High Street, Tywyn, LL36 9AD, 01654 712218 or info@legal2move.co.uk

Pant Yr Owen provides for the following accommodation. All room dimensions are approximate. All images have been taken with a wide angle lens digital camera.

**Description**  
Outstanding, detached, three bedroom, renovated and

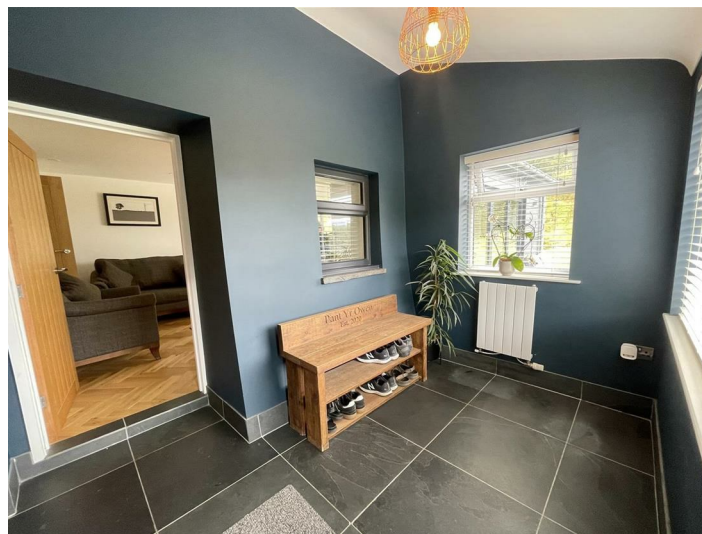
extended farm house, of traditional construction, dating back to the 1800's. The sale includes two large barns and approximately 43.20 acres of land (17.52 hectares) of which 4.25 acres (1.72 hectares) is non grazing land. Also included is a static, two bedroom, refurbished caravan. Internet connection is available at the farm and caravan.

### Location

Pant yr Owen farm, located in Happy Valley, Tywyn, is approximately 4.7 miles from Aberdyfi Harbour and 1.9 miles to the coastal town of Tywyn. From Tywyn take the Aberdyfi road towards Happy Valley (approximately 1 mile). Take a left hand turn, sign posted Happy Valley and continue this 'B' road for a further 0.9 miles. The property is located on the right hand side. A 'For Sale' board is displayed.

### FARMHOUSE

**Entrance Porch (Front)**  
12'6 x 8'6 (3.81m x 2.59m)



Newly build porch with oak pillars, Cedral cladding, pitch slate tiled roof and double glazed entrance door, double glazed windows. Slate tiled floor, chrome power points and oak doors to cloaks/storage cupboard and sitting room.

### Cloak/Storage cupboard

A good storage area with slate tiled floor, cloak hanging space, power points and lighting.

**Sitting Room/Open plan to dining room (Front)**  
31'6 x 12'8 (9.60m x 3.86m)



Open plan to dining room, the sitting room is beautifully designed with white walls and oak herringbone floor with under-floor heating. Ceiling inset spot lighting, chrome power points, light switches and T.V. aerial point. An oak door connects to the inner hallway.

### Dining Room (Front)



A good size family entertaining space, with vaulted ceiling and inset spot lighting. Oak herringbone floor with under-floor heating and chrome power points and light switches. Superb floor to ceiling, cathedral style double glazed window to side elevation and double glazed bi fold doors to front elevation, with superb views across unspoilt countryside. Two steps up to split level, open plan kitchen.

### Split Level Kitchen (Rear/Side)

16'2 x 14'7 (4.93m x 4.45m)



Superb kitchen for both quality and design. White walls, marble effect tiled floor and high vaulted ceiling with inset spot lighting. The kitchen is fitted with grey shaker style units which include base units, two larder cupboards, pan drawers, wall cupboards and a walk in corner cupboard. There is an integrated dishwasher, drinks cooler, two separate AEG, electric fan ovens and multi functional microwave with warming tray beneath. The breakfast bar / island is fitted with under-counter base units and stainless steel sink with pull out spray mixer tap. Under-floor heating, chrome power points and light switches. Two Velux windows with electronic remote control black out blinds and double glazed bi fold doors to side elevation, with superb views over countryside. An oak door leads into

### Inner Hallway 'L' shaped and split level

Marble effect tiled floor with under-floor heating. Ceiling inset spot lighting and chrome power points. Oak door to shower room and fully double glazed door to rear elevation. The hallway is split level by one step which leads to the utility, lounge, sitting room and staircase to the first floor.

### Shower Room (Rear)

4'9 x 4'7 (1.45m x 1.40m)



Modern and bright shower room, ceiling inset spot lighting and white marble tiled floor with under-floor heating. White suite comprising, ceramic wash hand basin with vanity unit, close coupled W.C. and 1200 shower cubicle with glass doors and rainfall chrome shower, operated from the combi boiler. Electric chrome towel rail, extractor fan and double glazed window with obscure glass and oak sill to rear elevation.

### Utility (Rear)

9'11 x 5'5 (3.02m x 1.65m)



Slate flag stone floor. The Worcester oil combi boiler is housed here. Light grey gloss base units and wall cupboards. Complementing work tops and plumbing for washing machine. Chrome power points, light switches and radiator.

### Lounge (Side)

21' x 12'9 (6.40m x 3.89m)



Oak herringbone floor. Oak beam to inglenook fire-place with cast iron multi fuel burner and flag stone hearth. A recess double glazed window demonstrates the thickness of the chimney wall approximately 4' thick (1.22m). Chrome power points, switches, two radiators and T.V. aerial point. Double glazed windows to side elevation and oak internal doors leading back into the hallway and side lobby.

### Side Lobby

Thick oak beams to canopy entrance with slate pitch tiled roof. White decorated walls and slate tiled floor. Wall mounted consumer unit, fibre connection and isolators for caravan and barns.

### First Floor Landing

Feature recess area above the stairs with deep slate shelving. Double glazed window to front elevation. Double doors to wardrobe / cloak hanging place with radiator, dress rail, shelving and lighting. Door to linen cupboard with radiator and shelving.

### Master Bedroom (Front)

13'11 x 11'11 (4.24m x 3.63m)



Quirky in design and split level. Two built-in mirror wardrobes and two single shelved cupboards. Radiator, chrome light switches, power points and access to insulated loft space. Double glazed window to front elevation with superb views over unspoilt landscape.

**Shower Room (Rear)**  
8'9 x 8 (2.67m x 2.44m)



A bright and spacious room with grey herringbone effect laminate floor. White suite comprising, wash hand basin with vanity unit and electric heated wall mirror over, close coupled W.C., 1200 shower cubicle with glass sliding door and chrome rainfall shower, operated off the combi system. Extractor fan, heated towel rail, ceiling inset spot lighting, exposed ceiling beam and Velux window with blackout remote control blinds.

**Bedroom (Rear/Side)**  
11'4 x 9'6 (3.45m x 2.90m)



Exposed ceiling beam, radiator, T.V. aerial point and chrome power points and light fittings. Floor to ceiling, double glazed window to rear/side elevation.

**Bedroom (Side)**  
10'8 x 9'6 (3.25m x 2.90m)



Former fire-place with exposed oak beam and slate hearth. An oak door leads to a 'walk-in' wardrobe with dress rail, shelving, lighting and radiator. Chrome power points, lighting and T.V. aerial point. Radiator and, floor to ceiling, double glazed window to side elevation.

## Outside



A low maintenance garden with shale terrace and superb views over the valley. Close to the house are two barns of good size, adjacent to each other.

### BARN 1

Of steel and timber construction with block built walls, timber cladding, concrete floor, wooden doors, power points and lighting.

This barn is divided into four individual sections with options of use.

1. 16'3 x 13'3 (4.95m x 4.04m)
2. 16 x 15'6 (4.88m x 4.72m)
3. 29'10 x 15'8 (9.09m x 4.77m)
4. 45' x 16'4 (13.72 x 4.98m)

### BARN 2

One overall space size approximately 45' x 16'4 (13.72m x 4.98m)

This barn houses the pressurized water tank. Power points, lighting and timber doors.

### STATIC ASHCROFT CARAVAN

This modern, fully equipped caravan is located away from the farmhouse and has its own enclosed garden and driveway entrance. This accommodation comprises;

### Breakfast kitchen (Front/Rear)

11'8 x 10'2 (3.56m x 3.10m)

Fully equipped and fitted with beech effect base units, drawers and wall cupboards. Built-in LPG gas cooker with chrome extractor hood over. Chrome power points and light switches. Double glazed window to front and rear elevation. Double, part glazed, doors to lounge and white panelled door to inner hallway.

### Lounge (Front/Rear)

12 x 11'8 (3.66m x 3.56m)

A delightful, well furnished cosy lounge with. Modern feature fire-place with inset electric fire. Power points, T.V. aerial point and double glazed windows. Double glazed French doors lead out to a raised decked seating area.

### Inner Hallway

Ceiling inset spot lighting and white panelled doors to two bedrooms and shower room.

### Shower Room

9'10 x 3'6 (3.00m x 1.07m)

Cupboard housing the LPG oil combi boiler. Oak effect vanity unit with wash hand basin and W.C. 900 shower cubicle with glass sliding doors and chrome shower, fed from the oil combi boiler. Wall mirror, heated towel rail and extractor fan. Door connecting to master bedroom and double glazed window with obscure glass to rear elevation.

### Master Bedroom 1 (Front)

9'8 x 8'10 (2.95m x 2.69m)

Quality furnished, double bedroom. Double, built-in mirror wardrobes. Fitted bedroom furniture and double bed. Power points and radiator. Floor to ceiling double glazed window with views across the valley.

### Bedroom 2 (Front)

9'3 x 5'6 (2.82m x 1.68m)

Twin bedded room with built-in bedroom furniture and two single beds. Radiator and power points. Double glazed window to front elevation with superb views.

### ALL SIZES ARE APPROXIMATE

## Outside

The garden area to the caravan is enclosed. There are two seating areas, a raised decked area fronting the lounge and a low maintenance shale garden. A superb retreat, privately appointed and away from the farmhouse with views over the valley and unspoilt countryside.

## Land

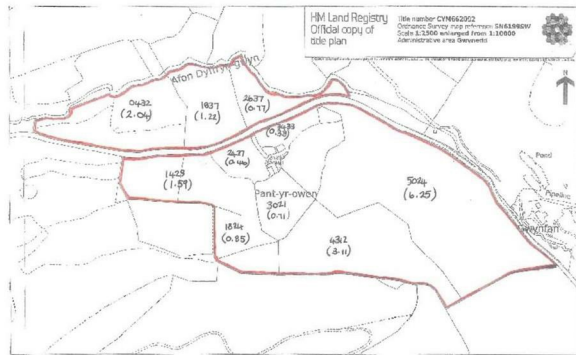
The land comprises 43.20 acres (17.52 hectares) or thereabouts of which some 4.25 acres (1.72 hectares) is non-grazing. A plan and schedule of Acreage accompanies these particulars.



**SCHEDULE OF ACREAGES**

**PANT YR OWEN,  
CWM MAETHLON**

ENCLOSURE	AREA
0432 (below road)	2.04
1837 (below road)	1.22
2637 (below road)	0.77
1423	1.59
2427	0.46
2928 (homestead)	0.14
3433	0.38
3021	0.71
4312	3.11
5024 (mountain)	6.25
1824 (woodland)	0.85
<b>TOTAL AREA</b>	<b>17.52 Hectares (or 43.20 Acres)</b>
1.72 hectares (or 4.25 acres) is non grazing land	



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This plan may be subject to change without notice.  
The plan is intended for use as a guide only and does not constitute a guarantee.





# Pant Yr Owen, Cwm Maethlon, Happy Valley, LL36 9HU

Approximate Gross Internal Area  
173.7 sq m / 1870 sq ft

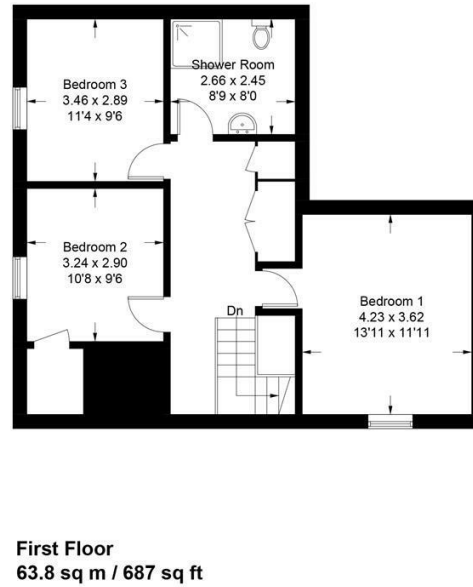
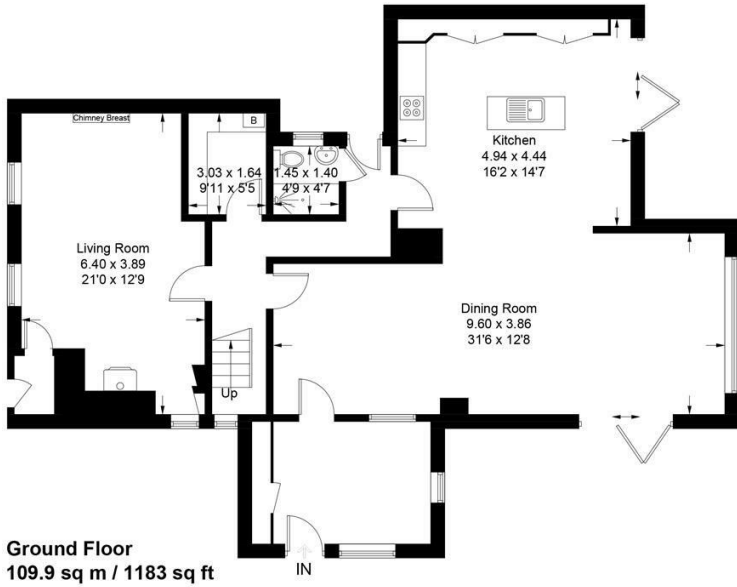
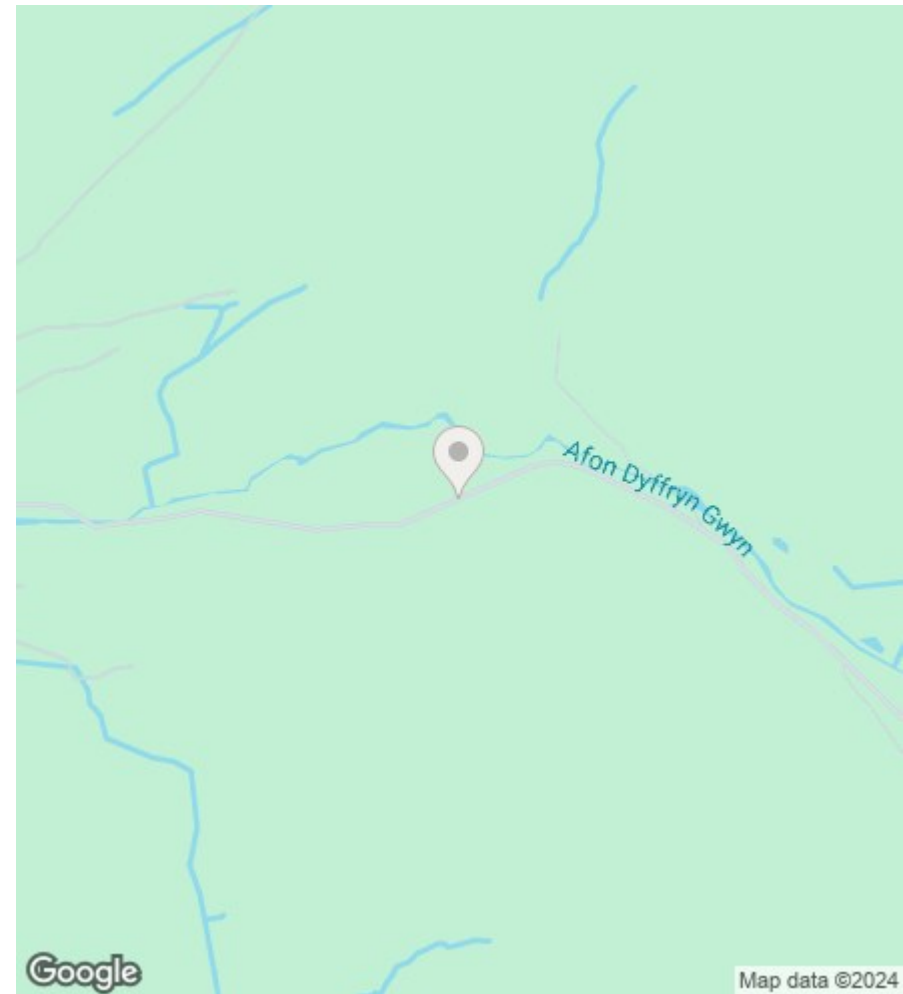


Illustration for identification purposes only, measurements are approximate, not to scale.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			77
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		61	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	