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Tan y Garth, Rhosygwalia, Bala, LL23 7EP

- Farmstead with 86 Acres
- Substantial Outbuildings
- River Frontage and Fishing Rights
- Character Features
- 3 Bedroom Accommodation
- Meadows, Mountain Land and Woodland
- Peaceful and Secluded Location
- Viewing Highly Recommended



Character Farmhouse, Substantial Outbuildings and 86 Acres.

Nestled in a sheltered and private position on the outskirts of the picturesque village of Rhosygwalia, Bala, this remarkable character residence offers a unique opportunity to own a substantial 3/4 bedroom farmstead set within a tranquil and secluded environment. Spanning approximately 86 acres, the property boasts a diverse landscape that includes excellent grazing/cropping meadows, mountain land and woodland and the property enjoys extensive river frontage and fishing rights.

The property features a substantial range of traditional detached farm buildings, ideally suited for housing livestock, for equine use or indeed offering scope, subject to planning, for a number of other uses including possibilities within the tourist industry and attached to the main residence is the former stables and granary which offer the opportunity to extend the property substantially if required.

In summary, this farmstead in Rhosygwalia is not just a home; it is a lifestyle choice that combines the tranquillity of rural living with the potential for business opportunities. With its expansive land, traditional buildings, and stunning natural surroundings, this property is a rare find, the viewing of which is highly recommended.

LOCATION

The property occupies a private and peaceful location on the outskirts of the hamlet of Rhosygwalia and is accessed from a quiet lane off the B4391 from Bala. The area is renowned for its completely unspoiled countryside and breath-taking views. The nearby town of

Bala is approximately 3 miles distant and is extremely popular within the tourist industry with its lake and scenic surroundings. The town provides an excellent selection of shopping, schooling and leisure facilities and is within the Snowdonia National Park. The nearby A5 provides excellent communications for the larger centres of Wrexham and Chester.

WHAT3 WORDS: shredder.defensive.digitally

ACCOMMODATION

Tan y Garth provides charming and spacious accommodation retaining many original features and has recently benefitted from improvement works including full insulation, the installation of air source heating and solar panels and rewiring works. The ground floor accommodation currently provides four reception rooms with living room, stunning sitting room with slate slatted floor, large stone fireplace and beamed ceiling, dining room with storage room off, cosy snug with inglenook fireplace and kitchen, whilst the first floor provides three double bedrooms, dressing room which could provide an extra bedroom, and bathroom. Attached to the property is a range of outbuildings, formerly the stable block and granary stores, which could be incorporated to provide substantial additional living space or annex accommodation if required, subject to the necessary permissions.

THE OUTBUILDINGS

The outbuildings serving the property comprise of a range of traditional stone buildings together with more modern agricultural buildings including shippin, loose boxes, feed store, machinery and implement store and steel framed building measuring 21.45m x 8m.





THE LAND

The land comprises of approximately 38.75 acres of excellent pasture land together with approximately 47.33 acres of mountain land to the rear of the property with two local holdings having grazing rights. The River Hirnant forms the boundary to the property and Tan y Garth enjoys fishing rights to both banks.

COUNCIL TAX BAND E

SERVICES

Mains electricity, spring fed water supply, private drainage, air source heat pump, solar panels.

IMPORTANCE NOTICE (D)

None of the services, fittings or appliances (if any), heating installations, plumbing or electrical systems have been tested and no warranty is given as to their working ability. Interested parties should satisfy themselves as to the condition and adequacy of all such services and or installations prior to committing themselves to a purchase.

MISREPRESENTATION ACT (D)

Messrs Jones Peckover for themselves and for the vendors or lessors of this property whose agents they are give notice that:- 1. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are

given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs Jones Peckover has the authority to make or give any representation or warranty whatever in relation to this property.

MONEY LAUNDERING (D)

The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photographic Driving Licence and a recent Utility Bill.

SINGLE FARM PAYMENT

For the avoidance of doubt no entitlement of any Single Farm Payment will pass with the property. Local Agricultural Office: N.A.W.A.D. Government Buildings, Penrallt, Caernarfon. Tel: 01286 674144



