

Tudor

syrfewyr siartredig | gwerthwyr eiddo | rheolwyr meddiannau
chartered surveyors | estate agents | property managers



Llwyn Celyn, Llangybi, Pwllheli, LL53 6LX

£465,000

- Detached Barn Conversion
- Separate Holiday Cottage
- Rural Location with Stunning Countryside Views
- 3.7 Acres or Thereabouts
- Many Fine Cottage Features
- Barn, Stable & Ample Parking



Llwyn Celyn, Llangybi, Pwllheli, LL53 6LX

Tudor Estate Agents & Chartered Surveyors are delighted to present this exceptional detached barn conversion, further enhanced by a separate holiday cottage and land, in all extending to approximately 3.7 acres. Set in an elevated and rural location in the heart of the Llyn Peninsula, the property enjoys far-reaching countryside views and is conveniently positioned between Pwllheli and Criccieth. Pwllheli, the market town for the area, is just a 10-minute drive away and offers a wide range of amenities including a leisure centre, golf course, and marina.

This unique property offers the main residence features spacious accommodation with exposed beams and characterful details throughout. The layout includes a welcoming porch, an open-plan kitchen-dining area, conservatory, lounge-dining, a rear hall and ground floor bathroom, with two charming bedrooms on the first floor. In addition to the main house, the property includes a separate, self-contained cottage, Llwyn Celyn Bach, comprising hall, utility, lounge-dining, kitchen, bathroom, and two bedrooms. The annex benefits from planning permission for use as a holiday let, offering excellent income potential. Outside, the property is approached by a shared drive with a neighbouring property and benefits from ample parking, a barn, stable, and greenhouse. The land is divided into two enclosures, extending to approximately 3.3 acres. This is a rare opportunity to acquire a countryside property.

MAIN RESIDENCE

GROUND FLOOR

Porch

UPVC double glazed windows. Quarry tiled floor. Door to: -

Kitchen/Dining Room 24'0" x 14'11" (7.32 x 4.55)

Two radiators. Oil fired Rayburn for cooking, central heating and hot water. Part tiled floor. Kitchen units incorporating: - Single drainer one and a half bowl sink unit with mixer tap. Part exposed stone walls and open beamed roof. Door to:

Conservatory 19'1" x 7'3" (5.82 x 2.21)

Quarry tiled floor. UPVC double glazed windows and door to the rear garden.

Open Plan Lounge/Dining 30'5" x 14'9" (9.27 x 4.50)

Attractive open beams. Two radiators. Central staircase to first floor. Door to: -

Rear Hallway 16'5" x 6'0" (5.00 x 1.83)

Radiator. Outside door. Velux roof light. Door to: -

Bathroom

White suite comprising: - Pedestal washbasin. Low level WC. Panelled bath with grab handles, mixer tap and shower attachment. Part tiled walls. Electric towel warmer. Airing cupboard with radiator.

FIRST FLOOR

Bedroom 1 17'7" x 15'5" (5.36 x 4.70)

Large Velux roof window. Gable window/door leading to outside stone steps to the garden. Feature open beams. Limited headroom at eaves.

Bedroom 2 9'7" x 15'8" (2.92 x 4.78)

Open beams. Radiator. Two Velux roof lights. Limited headroom at eaves.

LLWYN CELYN BACH (Self-Contained Cottage)

Converted agricultural building for holiday letting purposes.

Hall



Tudor

Plas Y Ward, Y Maes, Pwllheli, Gwynedd, LL53 5DA

T: 01758 701 100

E: info@huwtudor.co.uk

www.huwtudor.co.uk

Llwyn Celyn, Llangybi, Pwllheli, LL53 6LX

Lounge 24'0" x 12'11" (7.32 x 3.94)

Two radiators. UPVC double glazed windows. One part exposed stone wall. Multi fuel stove on slate hearth.

Utility room 7'7" x 4'8" (2.31 x 1.42)

Oil fired combi boiler for central heating and hot water. Plumbing for washing machine. UPVC double glazed window.

Kitchen 7'10" x 11'3" (2.39 x 3.43)

Radiator. Single drainer stainless steel sink unit with mixer tap. Sliding door to:-

Inner Hall

Bathroom 5'11" x 10'5" (1.80 x 3.18)

Low level WC. Pedestal washbasin. Panelled bath with grab handles, mixer tap and shower attachment. Airing cupboard with radiator. Radiator.

Bedroom 2 10'7" x 10'6" (3.23 x 3.20)

Radiator. Built in wardrobe.

Bedroom 1 8'0" x 11'2" (2.44 x 3.40)

Radiator. Built in wardrobe.

OUTSIDE

Ample parking area. Gardens & Grounds. Land in two enclosures. Four-bay Barn. Stable (Two Loose Boxes & Feed Store). Outside oil tank. Greenhouse & Garden shed - In all extending to 3.7 acres or thereabouts.

NOTE

Please note that the Self-Contained Cottage can be used as a holiday let restriction under existing granted planning permission.

SERVICES

We understand that mains water, electricity are connected to the property. Private drainage. Oil Central Heating. Separate systems for Llwyn Celyn and Llwyn Celyn Bach. Prospective purchasers should make their own enquiries as to the suitability and adequacy of these services.

TENURE

We understand that the property is freehold with vacant possession available on completion.



Tudor

Plas Y Ward, Y Maes, Pwllheli, Gwynedd, LL53 5DA

T: 01758 701 100

E: info@huwtudor.co.uk

www.huwtudor.co.uk

Llwyn Celyn Llangybi, Pwllheli, LL53 6LX



Tudor

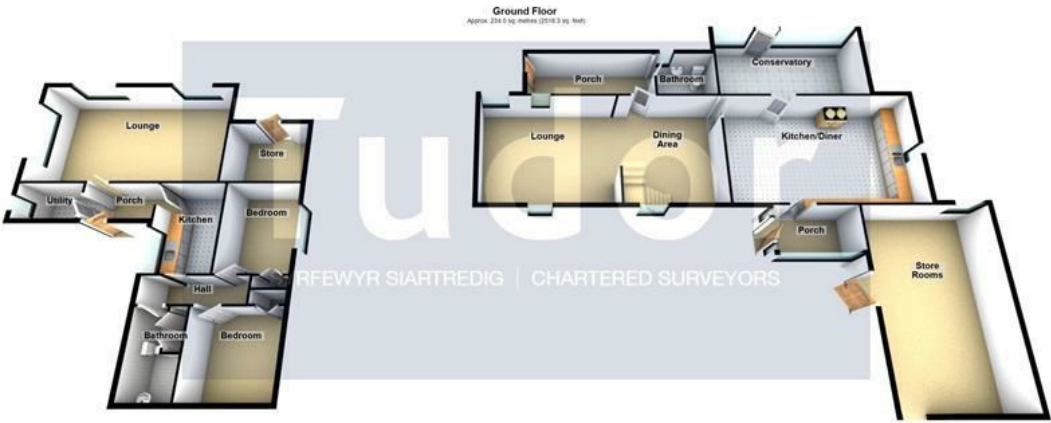
Plas Y Ward, Y Maes, Pwllheli, Gwynedd, LL53 5DA

T: 01758 701 100

E: info@huwtudor.co.uk

www.huwtudor.co.uk

Llwyn Celyn, Llangybi, Pwllheli, LL53 6LX



Total area: approx. 276.2 sq. metres (2972.6 sq. feet)
Copyright Tudor/Chartered Surveys & Estates Agents. For room identification only.
Plans produced using Planity.

From Pwllheli proceed north east on the A499, at Y Ffor turn right onto the B4354 (direction of Chwilog/Criccieth). Proceed for about 1 mile and at the crossroads turn left to Llanarmon. At the T Junction opposite the Church turn right and then first left leaving the church on your left. Take the next left turning. Llwyn Celyn is then the second property on the left, signposted to Llwyn Celyn and Ty'n Rhos. Proceed up the drive and Llwyn Celyn is on the left. OS Ref: SH 426-403. Sat Nav Reference: LL53 6LX. What3Words: ///rigid.tidy.unfilled

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Current	Potential
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



Tudor

Plas Y Ward, Y Maes, Pwllheli, Gwynedd, LL53 5DA
T: 01758 701 100
E: info@huwtudor.co.uk
www.huwtudor.co.uk

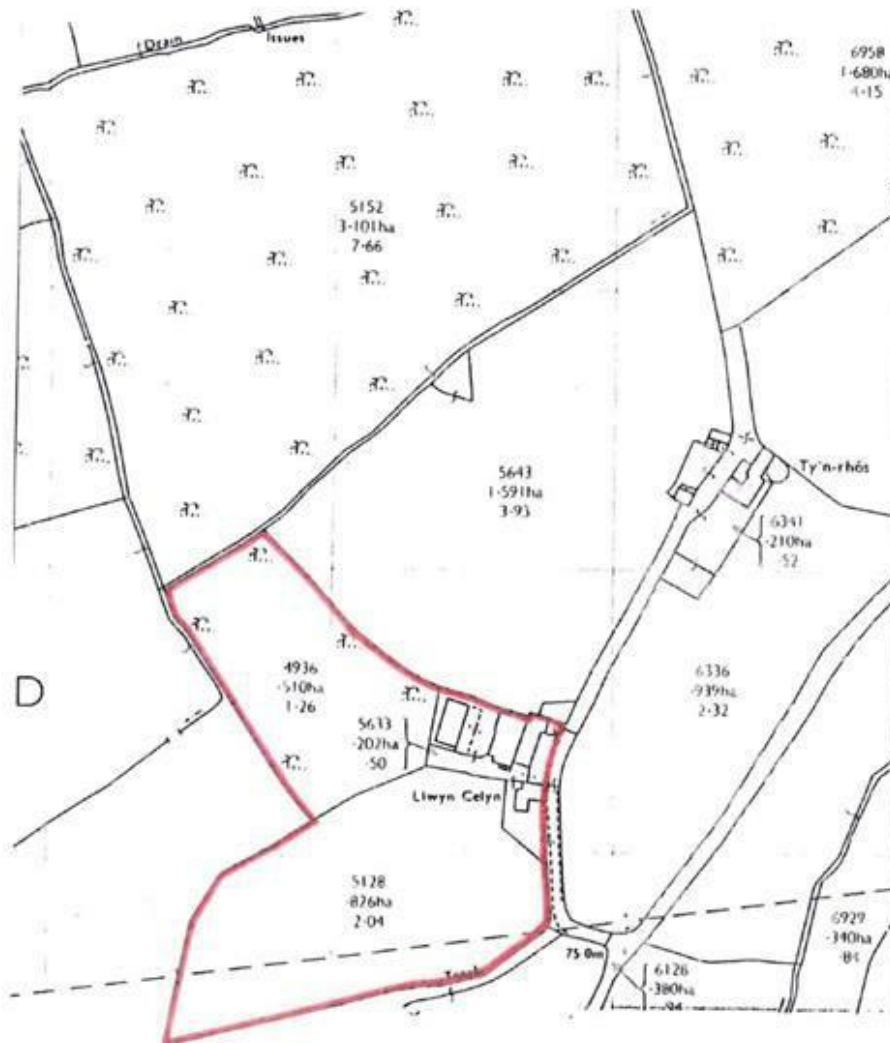
PLAN FOR IDENTIFICATION PURPOSES ONLY

Llwyn Celyn, Llangybi, Pwllheli, Gwynedd, LL53 6LX

All plans will show approximate position of the boundaries only and have been produced to identify the location of the property. The boundaries have not been surveyed and we have not inspected title documentation to verify the accuracy of the information provided. Any plans included should not be relied upon for any purpose other than to establish the location of the property.

BASED ON O.S. PLAN SH 4240

Reproduced from the Ordnance Survey map with the permission of the
Controller of H.M. Stationery Office Crown Copyright Licence Number ES73346E
NOT TO SCALE



TUDOR
Chartered Surveyors
Plas Y Ward, Pwllheli,
Gwynedd
LL53 5DA
☎ (01758)701 100



Tudor