



Llwyneinion Fechan

Dyffryn Ardudwy | Merionethshire | LL44 2HX

£895,000

MONOPOLY[®]

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A rare opportunity to purchase a traditional Welsh farmhouse with 30 ACRES OF LAND and EXTENSIVE OUTBUILDINGS / BARNs in a beautiful location with panoramic sea views.

Llwyneinion Fechan Farm consists of a late 1800's stone built 3 bedroom farmhouse complete with 4 stone outbuildings and a workshop set around a courtyard. Approximately 30 acres of mainly grazing land surrounding the farmhouse are included in the sale. This is a once in a lifetime opportunity for anyone wishing for rural coastal living but within striking distance of a popular village with plentiful amenities and a potential for further development if desired (subject to planning).

The farmhouse itself has been refurbished, is centrally heated and double glazed. Full of features it has two reception rooms in addition to a charming farmhouse kitchen and three bedrooms, one with en-suite. There are lovely sea views from many of the rooms.

The FOUR STONE BARNs have been predominately reroofed in slate and there is an attached secure WORKSHOP. All the buildings sit around a CENTRAL COURTYARD and have the potential for a multitude of uses including developing into self contained units (subject to the necessary consents and permissions).

- Farmhouse, outbuildings and land
- 3 bedroom traditional farmhouse with sea views
- 4 Stone barns and a workshop in courtyard setting
- 30 acres of mainly grazing land
- Close to sandy beaches
- 1.5 miles from Dyffryn Ardudwy village
- NO ONWARD CHAIN
- Centrally heated and double glazed
- Lovely farmhouse kitchen



Hall

From the courtyard a door opens to the spacious entrance hall with slate flooring, doors to the ground floor accommodation and stairs rising to the first floor.

Ground Floor Cloakroom

With low level WC, hand basin and window to the rear.

Dining Room

14'8" x 10'2" (4.48 x 3.1)

An ideal sized dining room with dual windows to the front and the side over looking the farmhouse garden.

Breakfast Kitchen

22'11" x 9'10" (7.0 x 3.0)

The epitome of a farmhouse kitchen, this large room has high ceilings with roof light windows and exposed A frame beams and windows to the side with incredible sea views plus a window and stable door to the front over looking the courtyard. The kitchen itself is well equipped with a range of solid wood wall and base units, space for 5 ring gas cooker with extractor over, space and plumbing for washing machine and dishwasher, space for tumble drier, space for fridge freezer. There is an original stone fireplace currently used as a charming seating area plus a breakfast bar.

Sitting Room

14'9" x 14'4" (4.5 x 4.38)

A cosy sitting room with sea views from the window to the front. Full of character with a lovely stone fireplace with attractive wooden surround and mantle and multi fuel stove and exposed ceiling beam.

Principal Bedroom

14'3" x 10'9" (4.36 x 3.29)

A good sized double bedroom with lovely expansive sea views from the window to the front and door to en-suite and exposed ceiling beams.

En-Suite to Principal Bedroom

4'11" x 4'11" (1.5 x 1.5)

With low level WC, hand basin, shower cubicle and heated towel rail.

Bedroom 2

9'8" x 8'7" (2.97 x 2.64)

A further double bedroom with sea views and exposed ceiling beam.

Bedroom 3

10'5" x 5'0" (3.18 x 1.53)

A single bedroom to the rear.

Family Bathroom

8'2" x 5'6" (2.5 x 1.68)

With low level WC, hand basin, bath with shower over and heated towel rail. There are lovely sea views from the window to the front.

Workshop

20'0" x 18'8" (6.1 x 5.7)

Block construction with worktop and housing a recently fitted boiler serving the farmhouse.

Barn 1

29'1" x 14'8" (8.89 x 4.48)

Stone built with slate roof

Barn 2

14'8" x 11'9" (4.48 x 3.59)

Stone built with slate roof

Barn 3

33'5" x 15'3" (10.20 x 4.66)

Stone built with slate roof





Barn 4

28'6" x 14'8" (8.7 x 4.49)

Stone built with slate roof

Exterior

The farmhouse garden is laid to lawn to the front and side of the house and barns and has lovely sea views. To the rear there is a courtyard where there is access to all of the stone outbuildings and the workshop.

Adjacent to the farmhouse and courtyard there are a number of temporary steel storage sheds.

The farmhouse is being offered with 30 acres of surrounding land most of which is currently being let for grazing and is divided by stone walls and fencing.

Additional Information

The tenure is Freehold and the property is connected to mains electricity, water supply is from a private borehole with treatment plant. Drainage is to a septic tank and heating is via oil fired central heating supplemented by the multi fuel burner in the lounge.

For council tax purposes the property is classified as "mixed use" with a council tax band D.

Please note there is a public footpath that passes from the main driveway to the farm across the front of the yard.



Dyffryn Ardudwy and its Surrounds

Llwyneinion Fechan sits in an elevated position overlooking the coast just 1.5 miles from the charming village of Dyffryn Ardudwy which lies between Harlech and Barmouth in Gwynedd, North Wales. Dyffryn sits on the narrow coastal strip between the glorious sandy beaches of Cardigan Bay to the west and the foothills of Snowdonia to the east. It is fabulous walking country with rolling hills, golden sands and wooded valleys to be explored. The landscape is full of history, the village attracts visitors seeking relaxing beaches, walking and ancient settlements and historical artefacts. This village offers good local shops, cafes, pubs and an art gallery. The surrounding area has an exciting array of wildlife and birds including soaring buzzards.

Dyffryn Ardudwy's most famous historic attractions are the prehistoric burial chambers believed to have been constructed as far back as 3,500 BC and these can be reached by a short walk from the farm.

The bustling town of Harlech is just 4 miles away, dominated by its majestic 13th century castle which is a World Heritage Site. Popular with golfers due to its famous Royal St. David's course, Harlech also boasts an excellent variety of amenities including restaurants and shops. The nearby resort of Barmouth offers an amazing Panorama Walk with breathtaking views and also a harbour from which you can enjoy a ferry to Fairbourne for a ride on the miniature railway or a boat trip out to sea to try mackerel fishing.

Directions

From Huws Gray builders merchants in Dyffryn Ardudwy continue north on the A496 towards Harlech for approx 0.3 miles until you come to a crossroads then turn right heading uphill into Bro Enddwyn (signposted to Cwm Nantcol). Carry on this road for approx 0.4



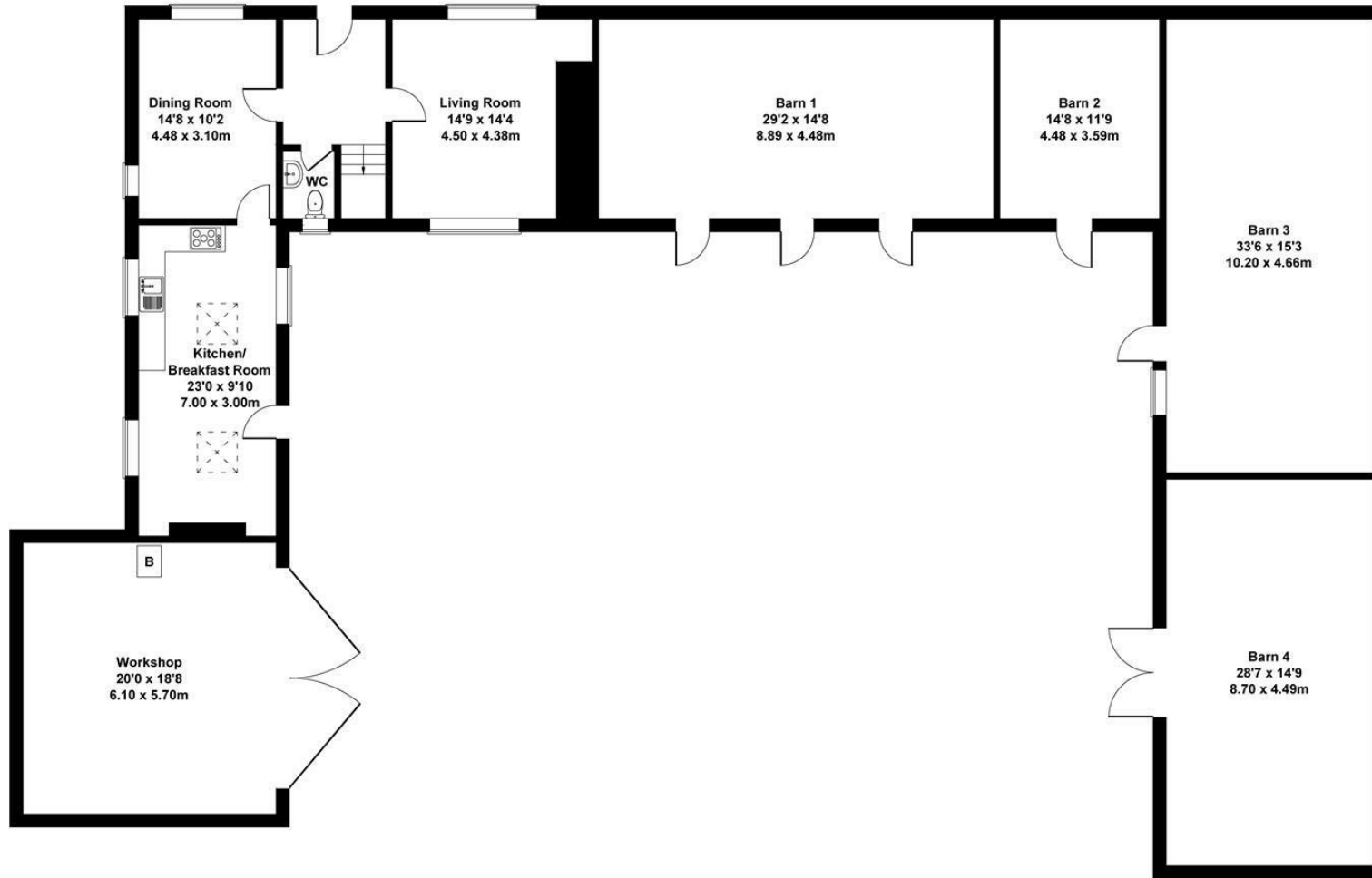


miles then turn left (signposted by a cycle track sign). Carry along this lane & take the right hand fork at the next junction, pass over a cattle grid then Llwyneinion Fechan is the next property you will see on the right hand side.

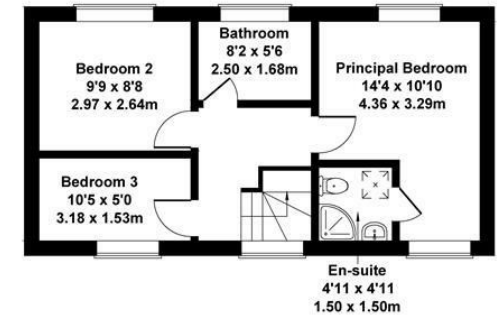


Llwynion Fechan Farm

Approximate Gross Internal Area
3122 sq ft - 290 sq m



GROUND FLOOR



FIRST FLOOR

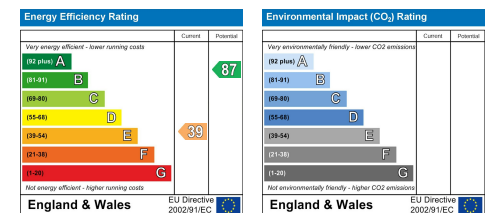
Not Drawn To Scale, For Indicative Purposes Only

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intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.









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