



Eiddo 3 Llofft | 3 Bedroom Rural Property with Optional Additional Land
Rhos, Rhoshirwaun
Pwllheli, LL53 8HP

offers in-excess of **£350,000**
www.lwhproperty.com



Rhos, Rhoshirwaun , LL53 8HP

Tŷ'n Rhos is a charming detached country cottage set in a peaceful rural location in Rhoshirwaun on the stunning Llŷn Peninsula. With far-reaching countryside and peninsula views, set in just over an acre of grounds with an optional further 6 acres available, the property combines character, privacy and excellent potential.

Mae Tŷ'n Rhos yn fwthyn gwledig mewn lleoliad preifat yn Rhoshirwaun, ar Ben Llŷn. Mae'r eiddo yn mwynhau golygfeydd panoramig tuag at yr arfordir a'r mynyddoedd, ac mae wedi ei osod mewn 1 erw o dir gyda'r opsiwn i ychwanegu tua 6 erw ychwanegol.

Dating from 1872, the cottage has been sympathetically improved by the current owners while retaining much of its traditional charm. Accommodation includes two reception rooms, a spacious kitchen, utility room, family bathroom and three bedrooms, providing comfortable and flexible living.

A notable feature is the substantial stone barn attached to the house. Subject to the necessary planning permissions and building regulations, the barn offers significant scope for renovation and conversion to create additional living accommodation — possible uses include extra bedrooms, an enlarged family living area, guest accommodation, home office/studio, holiday let or a self-contained annexe.



The cottage is surrounded by established gardens and grounds, with a private access track from the public highway enhancing seclusion. The land, currently enjoyed for equestrian use, includes paddocks available by separate negotiation and offers excellent amenity value for recreation, gardening, smallholding or simply enjoying the tranquillity of the countryside.

Despite its peaceful setting, Tŷ'n Rhos is a short drive from Aberdaron with its sandy beaches, dramatic coastline and scenic walking routes. This is a rare opportunity to acquire a character home with substantial development potential in one of North Wales's most sought-after locations. Viewing recommended.

The accommodation comprises:

Ground Floor:

Hallway - Stairs to 1st Floor

Reception Room (Office) - 4.41m x 2.82m

Reception Room - 4.19m x 3.89m

Kitchen - 4.45m x 4.19m

Utility Room - 2.19m x 1.81m

WC - 0.89m x 1.79m

First Floor:

Bedroom 1 - 3.22m x 3.01

Bedroom 2 - 2.93m x 2.84m

Bedroom 3 - 2.91m x 1.92m

Bathroom - 3.20m x 1.60m

Stables | Outbuildings:

4.91m x 3.69m

4.92m x 3.91m

The house is of traditional construction under slate roof covering.

Partially Double Glazed Oil Central Heating | Rayburn | Water Tank
EPC: D | Council Tax Band: C Currently a Main Home.

Tenure: We understand that the tenure of this property is Freehold.

Directions: From Pwllheli, follow the road towards Aberdaron. In Rhoshirwaun pass Efail Rhos Garage and continue to the church on the left. Take the left turn for Pencaerau and follow the road for approximately 0.5 miles — Tŷ'n Rhos is on the right.

Method of Sale: The property is offered for sale by Private Treaty.

Boundaries: Purchaser shall be deemed to have full knowledge of all boundaries and neither the Vendor nor Vendors Agents are responsible for defining the boundaries or ownership thereof.

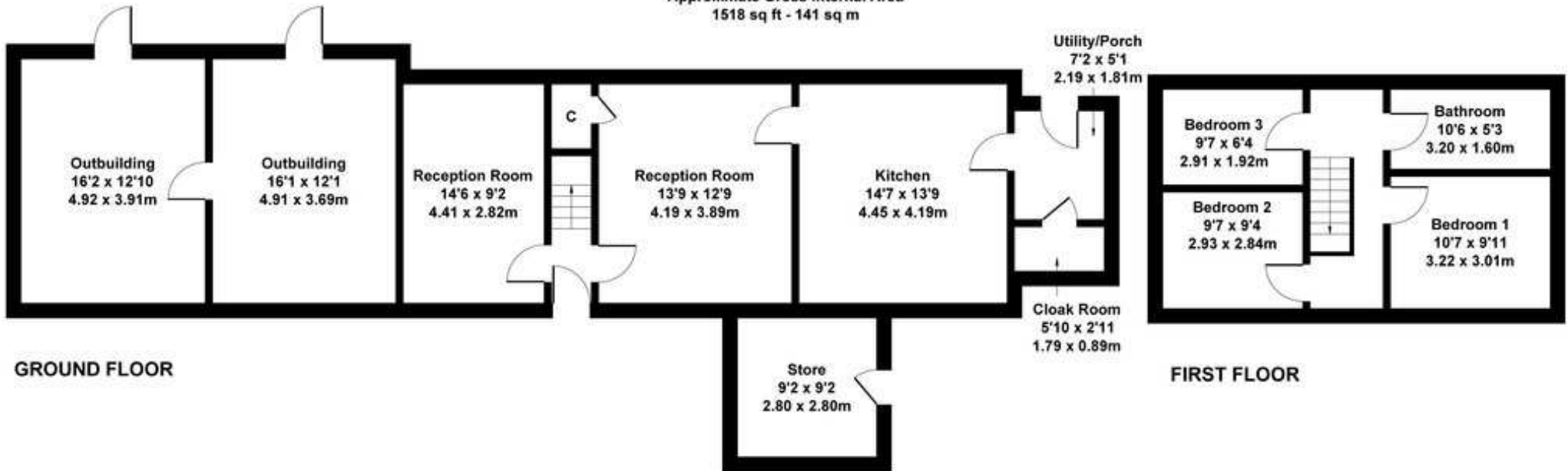
Planning: The property is sold subject to any existing or other statutory notice or which may come into force in the future. Purchasers should make their own enquiries into any designations.

Easements, Wayleaves and Rights of Way: The land is sold subject to all the benefits of all wayleaves, easements, right of way and third party rights, whether mentioned in the particulars or not.

Viewing: Strictly by appointment only.

Tyn Rhos, Rhoshirwaun, LL53 8HP

Approximate Gross Internal Area
1518 sq ft - 141 sq m



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.