



Kent Farm- 3 Dwellings & Buildings in 3ac
Rhosbodrual, Caernarfon- For Sale by Private Treaty



Kent Farm offers a unique opportunity to acquire a property set in approximately 3 acres, comprising a spacious detached farmhouse with annex, two further separate cottages and a range of outbuildings in a rural yet convenient location near the A487 in Caernarfon, off Llanberis Road | Mae Fferm Kent yn cynnig cyfle unigryw i gael eiddo, yn cynnwys tŷ fferm a dau fwthyn ar wahân mewn 3 erw i gyd gyda nifer o adeiladau mewn lleoliad gwledig ond cyfleus ger A487 yng Nghaernarfon, oddi ar Ffordd Llanberis.

A property offering exceptional opportunities for a variety of potential uses, subject to relevant consents and permissions, and boasting outstanding views of Eryri. | Eiddo sy'n cynnig cyfle eithriadol ar gyfer amryw o ddefnyddiadau posibl, yn amodol ar y caniatadau perthnasol, gyda golygfa rhagorol o Eryri.

Summary

Kent Farm provides 12 bedrooms across three units. The large five-bedroom farmhouse includes an annex and spacious living accommodation. Granar is a five-bedroom unit and the Stable is the smallest, with two bedrooms; both Granar and the Stable are converted farm buildings. Currently Granar and the farmhouse are owner-occupied, and the Stable is let. The dwellings at Kent Farm offer versatile use, including multigenerational living, holiday letting, private tenancy, or worker accommodation.

Kent Farm boasts a range of outbuildings, currently used as a workshop within easy reach of the A487 – ideal for those wishing to combine home and business.

The land is divided into two parcels: approximately 1.8 acres south of Llanberis Road fronting the River Seiont, a gently sloping area of predominantly mature woodland; and the remaining land surrounding the house and outbuildings, including a large L-shaped lawn that wraps around the three properties.

Accommodation

The farmhouse faces the entrance to Kent Farm, comprising an entrance conservatory, large living room with inglenook and separate sitting room. At the rear an office, shower room and farmhouse kitchen diner are located. Two steps lead up to the utility room which provides access to the annex. The first floor comprises four well-proportioned bedrooms and a family bathroom.

The annex adjoins the farmhouse and has its own separate access, with internal access from the house also available. It comprises a garage/room, bedroom, living and dining area, kitchen and shower room. The garage could easily be incorporated to create a second bedroom.

On the opposite side of the farmhouse, within the converted former farm buildings, is the stable. Accessed from the rear courtyard, the property comprises two bedrooms, a bathroom, living room, kitchen-diner and conservatory opening onto a large lawned area.

Adjoining the stable at the very back of Kent Farm is 'Granar', which we were informed was formerly two units combined into one larger home. The entrance hallway leads to an en-suite bedroom, a large open-plan living, kitchen and dining area, and a rear hallway. Off the rear hallway are two further bedrooms and a shower room, with two additional bedrooms in the eaves, providing a total of five bedrooms.

Please refer to the floor-plans for the layouts of the accommodation.



Externally

Within the rear courtyard are two principal outbuildings, comprising two sizeable garages — one currently used for storage and as a workshop — with a total floor area of approximately 2,000 sq ft. Only by viewing can the property be truly appreciated in what it offers.

Important Information:

Services:

Mains Electric, Water and Drainage
Heat Pump & PV Solar (Farmhouse & Annex)
Oil Fired CH (Stable/Granar)

Method of Sale

Private Treaty

Ratings

Business Rates: N/A

Council Tax: Farmhouse 'D' | Stable 'A' | Granar 'A'

EPC: Awaiting Certification | Farmhouse 'TBC' | Stable 'TBC' | Granar 'TBC'

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

Viewing

Strictly By appointment only

Tenure

Freehold with vacant possession on completion

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 or not

Boundaries:

Any 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

Construction:

The properties are of traditional stone construction, predominantly under a slate roof with element of felt flat felt roof covering. The farmhouse has recently benefited from the installation of a heat pump and solar panels, providing efficient and sustainable heating.

Location and Directions:

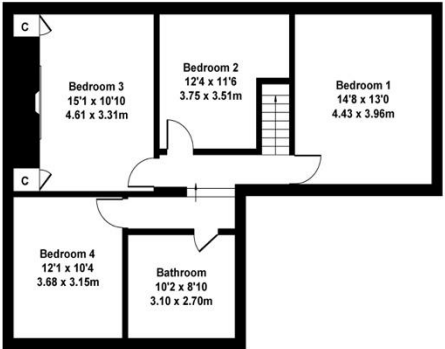
From the Caernarfon bypass (A487) at the Ciblyn/Caernarfon/Llanberis roundabout, take the exit towards Llanberis (A4086) and proceed for 1/4 of a mile past Seiont Campsite and Mill. Kent Farm is the first entrance on the left-hand side.



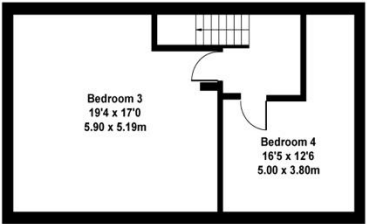
Floorplan

Kent Farm, Rhosbodrual LL55 2BB

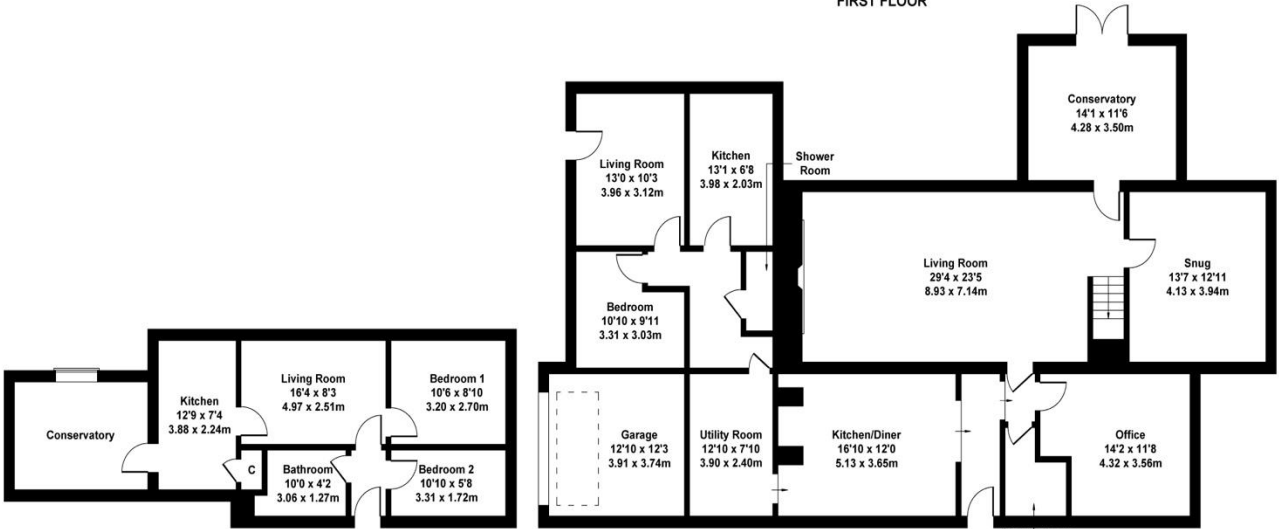
Approximate Gross Internal Area
5500 sq ft - 511 sq m



FIRST FLOOR



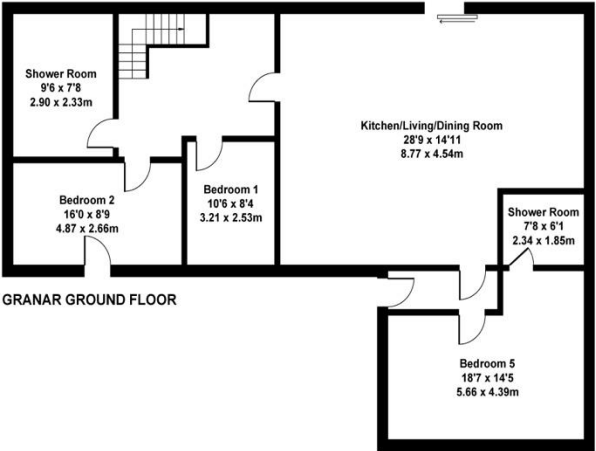
GRANAR FIRST FLOOR



STABLE

ANNEX

GROUND FLOOR



GRANAR GROUND FLOOR

Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.

PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer, References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view. The plans and drawings provided are for illustrative purposes only. Any areas, measurements or distances are approximate. The text and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents

Floorplan



PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view. The plans and drawings provided are for illustrative purposes only. Any areas, measurements or distances are approximate. The text and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents