



Tyddyn Hir, Caerhun

£799,000 Freehold

Large Detached Barn Conversion with 4x Bedrooms • 7.4 acres of land for grazing or good business opportunity • Separate Self-Contained Annexe with 3x Bedrooms • Spectacular views of Eryri and the Menai Strait • Perfect for Multi Generational Living • Separate Oil central heating for both properties • Close to Bangor and the A55, plenty of local schools in the area. • Private access, entrance and parking for both properties • Eligible for Multi-Dwelling Relief on Land Transaction Tax (Buyer should seek independent advice) • Various paddocks and potential to be self sustainable

catra



Yn sefyll yn Nghaerhun, mae'r cartref arbennig hwn yn mwynhau golygfeydd eithriadol dros mynyddoedd Eryri – un o olygfeydd gorau'r ardal. Ar ddiwedd dreif hir, mae Tyddyn Hir a Nyth Bach yn eistedd ochr yn ochr ar dir o tua 7.4 erw.

Mae'r trefniant yma'n cynnig cyfle delfrydol i deuluoedd sydd eisiau byw ger teulu, rhieni hyn, neu i greu lle croesawgar i ymwelwyr. Mae'r ddwy annedd wedi'u gorffen i safon uchel gyda ffenestri dwbl a gwres canolog olew drwy gydol, gan gynnig cartrefi effeithlon a chyfforddus.

Tyddyn Hir, y prif dy, yw hen ffermdy hir wedi'i drawsnewid yn ddiweddar iawn. Dros ddau lawr, mae'n cyfuno cymeriad gwreiddiol gyda theimlad modern-rustig. Mae'r nenfwd siap "A" a'r trawstiau yn rhoi naws o uchder a urddas, tra bod ffenestri a drysau o wahanol meintiau yn fframio'r gerddi gwyllt. Gyda phedair ystafell wely fawr, dau ystafell ymolchi a WC, mae'n gartref teuluol perffaith.

Ar hyd y llwybr ger y pwll bach, mae Nyth Bach. Mae'n cael ei alw'n "anecs" ar y gweithredoedd ond mewn gwirionedd yn eiddo swmpus gyda thair ystafell wely, dwy ystafell ymolchi, cegin fawr ac ystafell fyw gyda than nodweddiadol. Mae'r llawr gwaelod yn elwa ar wres dan y llawr, ac mae'r tŷ wedi'i addasu'n ystyriol i wneud bywyd yn haws i berson hyn, gan ychwanegu ymarferoldeb heb golli'r teimlad cartrefol.

"Mae hwn wedi bod yn gartref perffaith i ni fel teulu ar draws cenedlaethau – mae gan bawb eu gofod eu hunain, ond rydyn ni dal gyda'n gilydd. Prin iawn y daw dwy annedd at ei gilydd mor naturiol a hyn."

Mae'r tir yn dod gyda 'paddocks' gwahanol ar gyfer cadw anifeiliaid, neu hyd yn oed defnydd busnes. Wedi bod gyda'r un teulu ers cenedlaethau, mae'r eiddo nawr yn barod i groesawu cartref newydd a theulu fydd yn gwerthfawrogi ei olygfeydd hudolus, ei dir anturus a'i leoliad tawel.

Nodyn: gall yr eiddo elwa ar 'Multiple Dwelling Relief' ar dreth stamp, ond dylid cadarnhau hyn gyda chyfreithiwr cyn cwblhau'r trafodyn.



Standing in Caerhun, this exceptional home enjoys breathtaking views towards the mountains of Eryri – some of the finest views in the area. At the end of a long driveway sits Tyddyn Hir and Nyth Bach, side by side within around 7.4 acres of land. This setup offers an ideal opportunity for families wishing to live close to older relatives, or simply to provide a welcoming space for visitors. Both homes have been finished to a high standard, with double glazing and oil-fired central heating throughout, making them comfortable and luxurious.

Tyddyn Hir, the main residence, is a converted long barn over two floors. It blends original character with a rustic-modern feel, featuring 'A' frame vaulted ceilings and exposed beams. New windows and doors frame the wild gardens, while four generously sized bedrooms, two bathrooms and a WC make it a perfect family home.

A short path past the pond leads to Nyth Bach. While listed as an "annexe" on the deeds, it is in reality a full home in its own right, with three bedrooms, two bathrooms, a spacious kitchen and a lounge with a feature fireplace. The ground floor benefits from underfloor heating, and the property has been thoughtfully adapted to provide ease and practicality for an older resident – without losing its warmth or charm.

"This has been the perfect home for us as a family across generations – everyone has their own space, but we're still together. It's rare to find two homes that work so naturally side by side."

The property also includes multiple paddocks and grazing land, suitable for agricultural or even business use. Having been in the same family for generations, it is now ready for new custodians to enjoy its magical views, calming atmosphere and adventurous land.

Note: this property may qualify for 'Multiple Dwelling Relief' on stamp duty, subject to confirmation by a solicitor before conveyancing.

Detached home and separate annexe with 7.4 acres in Caerhun, breathtaking 360° views of Eryri – the ultimate setting for multi-generational living.

Council Tax band: F

Tenure: Freehold

EPC Rating: D for both dwellings

Oil Central Heating

Septic Tank

Driveway is partly shared with neighbouring property and private thereafter down to the property

LTT would be payable on this property

- Large Detached Barn Conversion with 4x Bedrooms
- 7.4 acres of land for grazing or good business opportunity
- Separate Self-Contained Annexe with 3x Bedrooms
- Spectacular views of Eryri and the Menai Strait
- Perfect for Multi Generational Living
- Separate Oil central heating for both properties
- Close to Bangor and the A55, plenty of local schools in the area.
- Private access, entrance and parking for both properties
- Eligible for Multi-Dwelling Relief on Land Transaction Tax (Buyer should seek independent advice)
- Various paddocks and potential to be self sustainable



Tyddyn Hir: Y Cyntedd / Entrance Hall

8' 2" x 13' 11" (2.50m x 4.23m)

Neuadd fynedfa sy'n gosod y naws ar gyfer y ty: nenfwd uchel, goleuni naturiol a gorffeniad o ansawdd. Wedi'i gwblhau gyda WC, cwpwrdd cyfleustodau a lle storio perffaith ar gyfer cotiau.

An entrance hall that sets the tone: high ceilings, natural light and quality finishes. Includes a WC, utility cupboard and smart storage space for coats.

Tyddyn Hir: Cegin / Kitchen

15' 9" x 14' 6" (4.79m x 4.43m)

Cegin drawiadol: fawr, eang a llawn golau gyda ynys ganolog a bar brecwast. Nenfwd gyda trawstiau a cherrig noeth sy'n cyfuno a dyluniad modern, gyda cyfleusterau integredig a ffenestri'n edrych i'r gerddi.

A spectacular kitchen: spacious, bright and open with a central island and breakfast bar. Vaulted ceilings and exposed stone blend with a modern finish, integrated units and garden views.





Tyddyn Hir: Ystafell Fyw / Lounge & Dining

24' 1" x 13' 11" (7.33m x 4.23m)

Ystafell fyw a bwyta sy'n galon i'r ty hir. Nenfwd dwbl gyda thrawstiau agored. Ardal fyw gartrefol o amgylch y lle tan ac ar y pen arall ardal fwyta. Drysau dwbl yn arwain at yr ardd.

The heart of the home: double-height ceilings with exposed beams. A cosy lounge by the log burner at one end, a spacious dining area at the other, with double doors opening to the garden.

Tyddyn Hir: Hallway

Coridor sy'n datgelu cymeriad unigryw'r ty: gwaith plastr crwn ar y waliau, cerrig noeth, siliau ffenestr hardd a digon o olau naturiol.

A hallway that captures the home's unique feel: rounded plasterwork, exposed stone, elegant window sills and an abundance of natural light.

Tyddyn Hir: Ystafell Wely 1 / Bedroom 1

Ystafell wely gartrefol a syml sy'n ffitio gwely dwbl yn hawdd, gyda golygfa hyfryd dros yr ardd. A cosy, simple bedroom that easily accommodates a double bed, with a beautiful outlook over the garden.

Tyddyn Hir: Ystafell Molchi / Bathroom

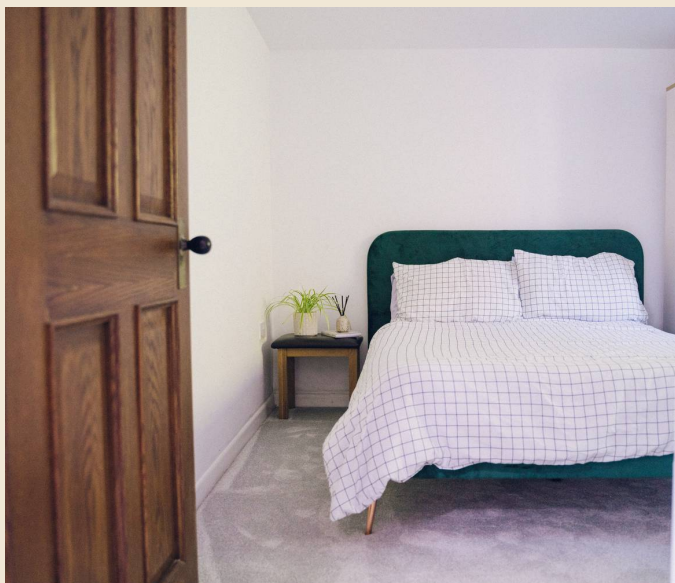
8' 8" x 9' 3" (2.64m x 2.83m)

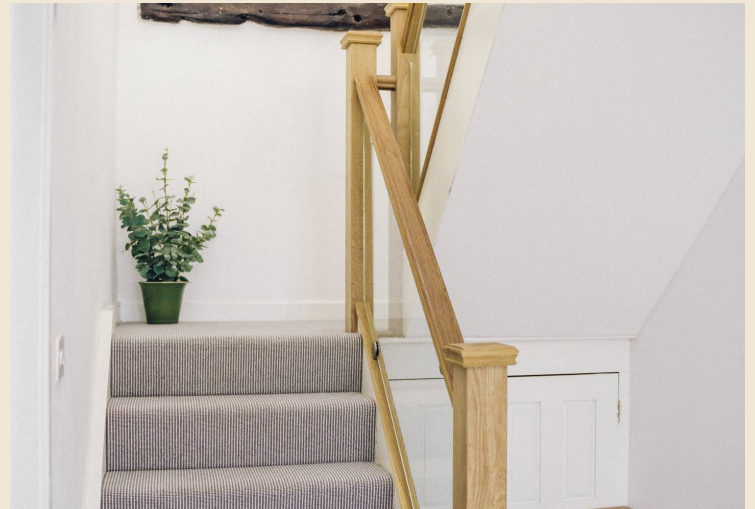
Ystafell ymolchi deuluol fawr a modern gyda chawod eang a bath ar wahan. A spacious, modern family bathroom with a large shower and a separate bath.

Tyddyn Hir: Ystafell Wely 2 / Bedroom 2

12' 6" x 13' 7" (3.81m x 4.15m)

Ystafell wely fawr a hardd gyda grisiau unigryw yn arwain i fan clyd. Golygfeydd hyfryd dros yr ardd, ac yn dawel ac ymlaciol ar ben y ty. A beautiful, spacious bedroom with unique steps leading into a cosy nook. Peaceful at the end of the house, with lovely views over the garden.





Tyddyn Hir: Ystafell Wely 3 / Bedroom 3 11' 2" x 14' 10" (3.41m x 4.52m)

Ystafell wely unigryw yn dop y ty. Ffenestri Velux gyda golygfeydd cefn gwlad a ffenestr 'cwyrchi' dros yr ystafell fyw, hawdd ei breifateiddio gyda 'blind' wedi ei greu yn sbeshial i'r stafell yma.

A unique top-floor bedroom off the modern mezzanine hall. Velux windows frame countryside views, plus an interior window over the lounge, easily made private with a custom blind.

Tyddyn Hir: Ystafell Molchi / Bathroom 9' 2" x 6' 10" (2.80m x 2.08m)

Ystafell ymolchi fodern gyda ffenestr Velux a chawod – trydydd cyfleuster toiled y ty, ac ased gwerthfawr iawn.

A modern upstairs bathroom with Velux window and shower – the home's third toilet facility and a very beautiful and useful addition.

Tyddyn Hir: Ystafell Wely 4 / Bedroom 4 13' 3" x 14' 10" (4.04m x 4.51m)

Prif ystafell wely'r ty gyda ffenestr llawr-i'r-to sy'n fframio'r ardd. Ystafell fawr a breifat sy'n cynnig golygfa drawiadol i ddefro i bob bore. *The primary bedroom features a floor-to-ceiling picture window overlooking the garden. A large, private space offering a stunning view to wake up to each morning.*

Nyth Bach: Cegin / Kitchen 18' 1" x 13' 8" (5.51m x 4.17m)

Cegin fawr, cynllun agored – llawer mwy na chegin 'annexe' arferol. Digon o le i fwyta a chroesawu, gyda lle i fwrdd teuluol mawr. Golygfeydd dros yr ardd trwy ffenestri traddodiadol. Wedi'i gwresogi a llawr cynnes.

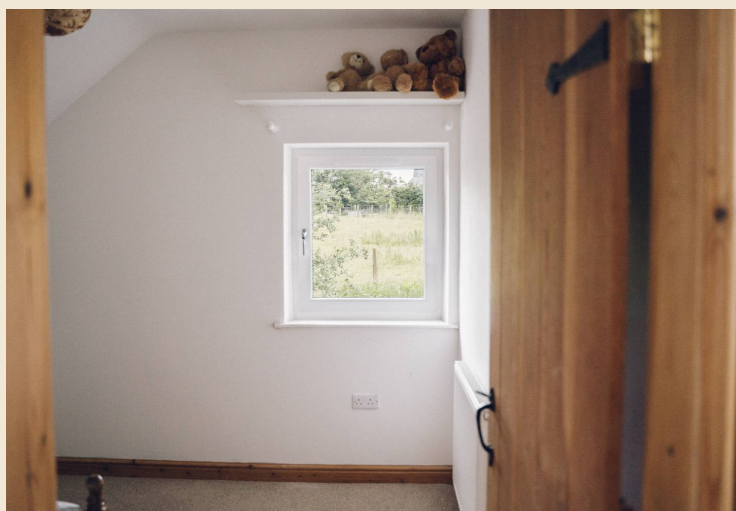
A large, open-plan kitchen – far more than a typical annexe space. Plenty of room for entertaining and family meals, with space for a big dining table. Garden views through charming cottage windows. Comfortably finished with underfloor heating.

Nyth Bach: Ystafell Fyw / Living Room 18' 5" x 10' 7" (5.62m x 3.22m)

Ystafell fyw sy'n cysylltu'n naturiol a'r gegin ond yn cynnig gofod ar wahan. Ystafell olau gyda ffenestri ar bob ochr, a thân nodweddiadol fel canolbwynt. Cysur ychwanegol gyda gwres odan y llawr.

A lounge flowing naturally from the kitchen yet still separate. Bright with dual-aspect windows, centred on a character fireplace. Enhanced comfort with underfloor heating.





Nyth Bach: Ystafell Molchi 1 / Bathroom 1 8' 6" x 7' 1" (2.58m x 2.15m)

Ystafell gawod lawr llawr gyda lle ar gyfer chyfleusterau cyfleustodau – wedi'i haddasu ar gyfer person hyn ac yn ased ymarferol i'r cartref. *A ground floor shower room with space for utility facilities – adapted for an older resident and a highly practical feature for the home.*

Nyth Bach: Ystafell Wely 1 / Bedroom 1 9' 1" x 14' 2" (2.76m x 4.33m)

Ystafell wely lawr llawr dawel gyda golygfa dros y planhigion gwyllt yn yr ardd. Hafan heddychlon ac yn ymarferol, wedi'i lleoli'n agos at yr ystafell ymolchi. *A peaceful downstairs bedroom with views of wild garden plants. A quiet haven, made practical by its position next to the bathroom.*

Nyth Bach: Ystafell Wely 2 / Bedroom 2 10' 10" x 8' 7" (3.29m x 2.62m)

Ystafell wely o faint da sy'n edrych dros y caeau tu ôl i'r ty. gofod ddigon mawr ar gyfer gwely dwbl neu fel swyddfa gartref gyfforddus. *A well-sized bedroom overlooking the fields at the back of the house. Perfect for a double bed or as a comfortable home office.*

Nyth Bach: Ystafell Molchi / Bathroom

6' 11" x 8' 5" (2.11m x 2.56m)

Ystafell ymolchi deuluol llawn golau gyda ffenestr Velux. Yn cynnwys bath gyda chawod drosodd. *A bright family bathroom with a Velux window, featuring a bath with an overhead shower.*

Nyth Bach: Ystafell Wely 3 / Bedroom 3

18' 3" x 14' 0" (5.57m x 4.27m)

Prif ystafell wely'r ty: ystafell fawr gyda tho lletraws a ffenestri Velux yn edrych dros cefn gwlad. Digon o le ar gyfer gwely super king a chwprdd storio wedi ei adeiladu ar hyd y wal. Stafell a theimlad braf, modern a hamddenol.

The primary bedroom: a very spacious room with sloping roof and Velux windows framing countryside views. Easily fits a super king bed, with full-length built-in storage along one wall. A calm, relaxing space.

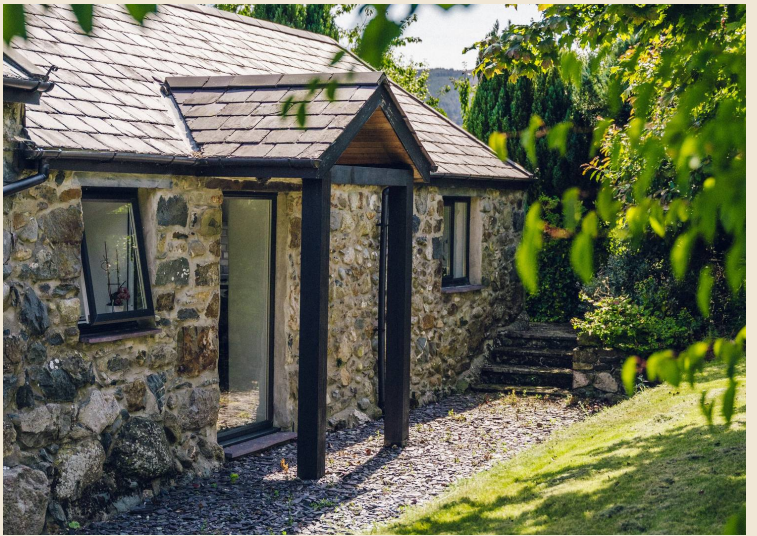




Garden

Mae dau ffordd ar wahân i bob eiddo, gan sicrhau preifatrwydd i'r ddwy cartref. Mae tua 7.4 erw o dir o amgylch y tŷ, gyda phadogau a chaeau gwyrdd lle mae defaid yn pori – perffaith ar gyfer plant i chwara' neu hyd yn oed ar gyfer busnes. Gerllaw'r tai mae gerddi, rhai'n lawntiau gwyrdd a rhai'n wyllt gyda naws tylwyth teg, wedi'u gwahanu gan bwl bach a llwybrau'n cysylltu'r ddwy annedd. Gyda golygfeydd 360° o'r mynyddoedd, mae'r gofodau awyr agored hyn yn hudolus i blant ac oedolion – hafan o'r byd prysur.

The property enjoys two separate driveways, giving privacy to both homes. Around 7.4 acres of land include paddocks and green fields where sheep graze – perfect for children to play or even for business use. Near the houses are gardens, some formal lawns, others wild with a fairytale feel, separated by a small pond and paths that create privacy while keeping the homes connected. With 360° views of Eryri, the outdoor spaces are magical for both children and adults – a place you'll never tire of, whether outside or inside looking out.



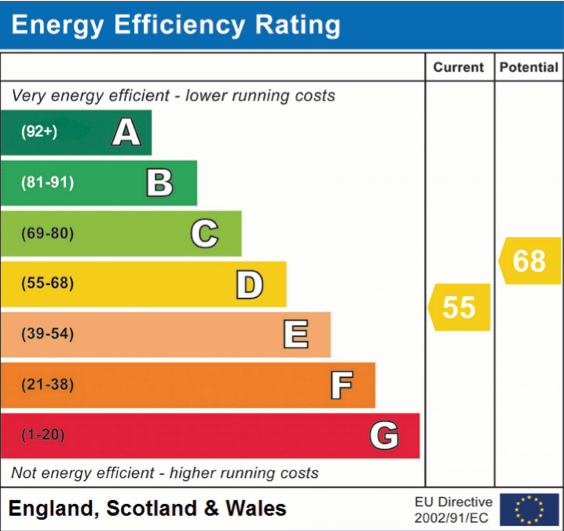










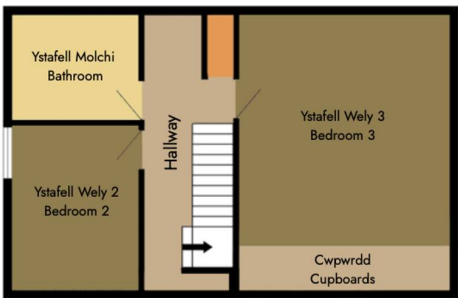


Nyth Bach

Llawr Gwaelod
Ground Floor



Llawr Cyntaf
First Floor

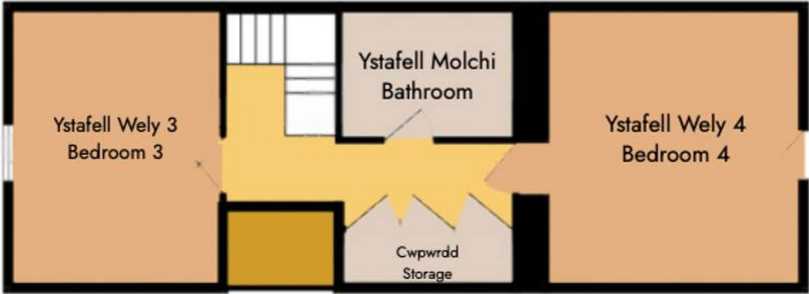


Tyddyn Hir

Llawr Gwaelod Ground Floor



Llawr Cyntaf First Floor



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