

Tir ac Eiddo

LWH

Land and Property

Lloyd Williams & Hughes



Eiddo 5 Llofft mewn 10 erw | 5 Bedroom Detached House in 10 acres

Erw Wen, Penrhos

Pwllheli, LL53 7NH

£599,000

www.lwhproperty.com



Erw Wen, Penrhos, Pwllheli, LL53 7NH

A rare opportunity to acquire a substantial character property set within approximately 10 acres. Positioned to capture distant coastal views, this distinguished residence is framed by mature trees and established gardens — an exceptional canvas for creating your dream family home or country retreat.

Comprising five bedrooms, two reception rooms and a dining room, Erw Wen offers generous, well proportioned accommodation together with two ranges of traditional outbuildings. The land is divided into three paddocks in front of the property and a further paddock on the opposite side of the highway.

Located in Penrhos, approximately two miles west of Pwllheli, the property sits about 1 km north of the southern coastline of the Llŷn Peninsula. It enjoys sweeping views across Cardigan Bay to St Tudwal's Islands and Harlech, with the Boduan and Eifl mountain ranges visible to the north of Erw Wen.

Cyfle prin i fod yn berchen ar eiddo sylweddol, llawn cymeriad mewn tua 10 erw o dir. Wedi ei leoli yn berffaith i fwynhau golygfeydd tuag at yr arfordir, mae'r eiddo mawreddog hwn wedi'i amgylchynu gan goed a gerddi aeddfed ac yn darparu cynfas delfrydol i greu cartref teuluol.

Yn cynnwys pum ystafell wely, dwy ystafell fyw ac un ystafell fwyta, mae Erw Wen yn cynnig eiddo sylweddol gydag ystod o adeiladau traddodiadol allannol. Mae'r tir wedi ei rannu rhwng tri padog o flaen yr eiddo ac un arall y tu cefn.



The ground floor features a glazed entrance porch leading into the principal reception room with fireplace and feature window. To the west is the dining room, while to the east a second reception room and a kitchen-diner provide additional living space. A rear hallway gives access to the cloakroom and the staircase to the first floor.

The first floor comprises five bedrooms in total: three front-facing bedrooms overlooking the land and coastline, and two further bedrooms at the rear. A separate bathroom and WC complete the accommodation.

Externally, Erw Wen is approached via a splayed stone entrance with a sweeping gravel drive leading to the front of the house, opposite a 200 ft lawned garden with a feature pond. To the east of the house is the principal range of stone outbuildings, with a further courtyard and smaller outbuilding accessed from the road to the rear.

Having remained in the same family for many years, Erw Wen presents a renovation project requiring a comprehensive programme of modernisation.

Ground Floor:

- Entrance Porch
- Reception Room - 4.45m x 4.80m
- Dining Room - 3.38m x 6.37m
- Hallway - Stairs to 1st Floor
- Cloak Room - 1.24m x 1.40m
- Reception Room - 3.99m x 4.26m
- Kitchen - 4.19m x 4.25,

First Floor:

- Landing & Hallway
- Bedroom 1 - 4.16m x 4.25m
- Bedroom 2 - 4.24m x 4.50m
- WC - 1.50m x 0.80m
- Bathroom - 1.50m x 2.70m
- Bedroom 3 - 3.68m x 3.92m
- Bedroom 4 - 3.74m x 4.29m
- Bedroom 5 - 2.52m x 3.23m

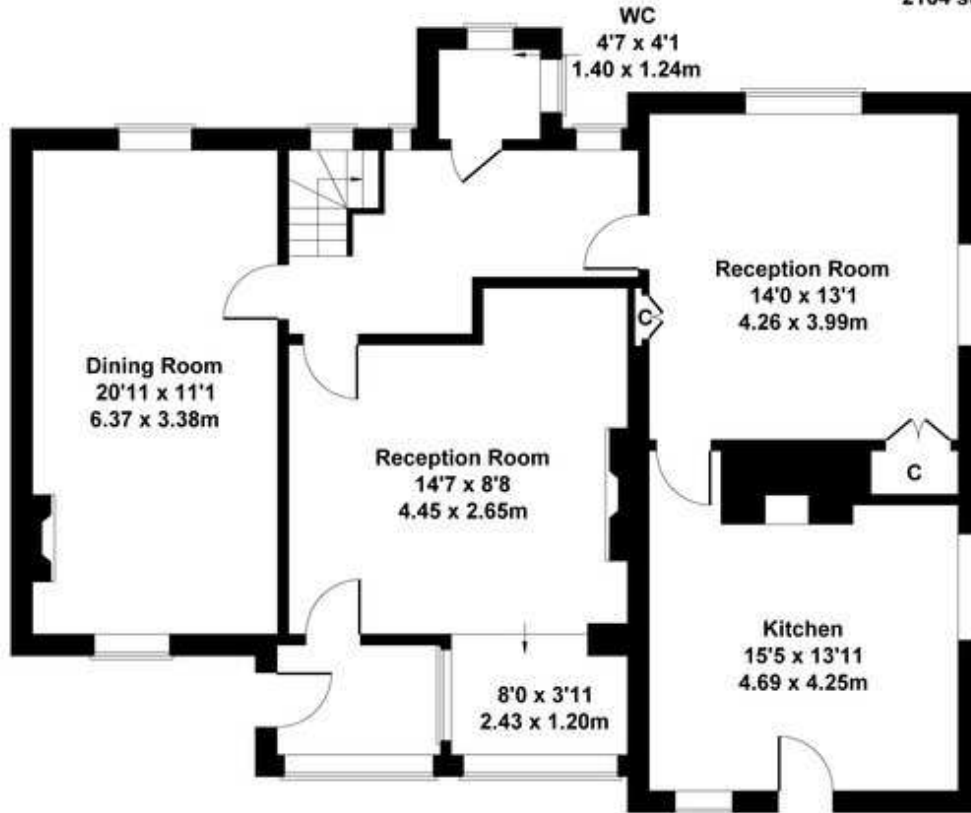
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		67
(39-54)	E		
(21-38)	F	27	
(1-20)	G		
Not energy efficient - higher running costs			

Erw Wen is of traditional construction with rendered stone walls beneath a slate roof.

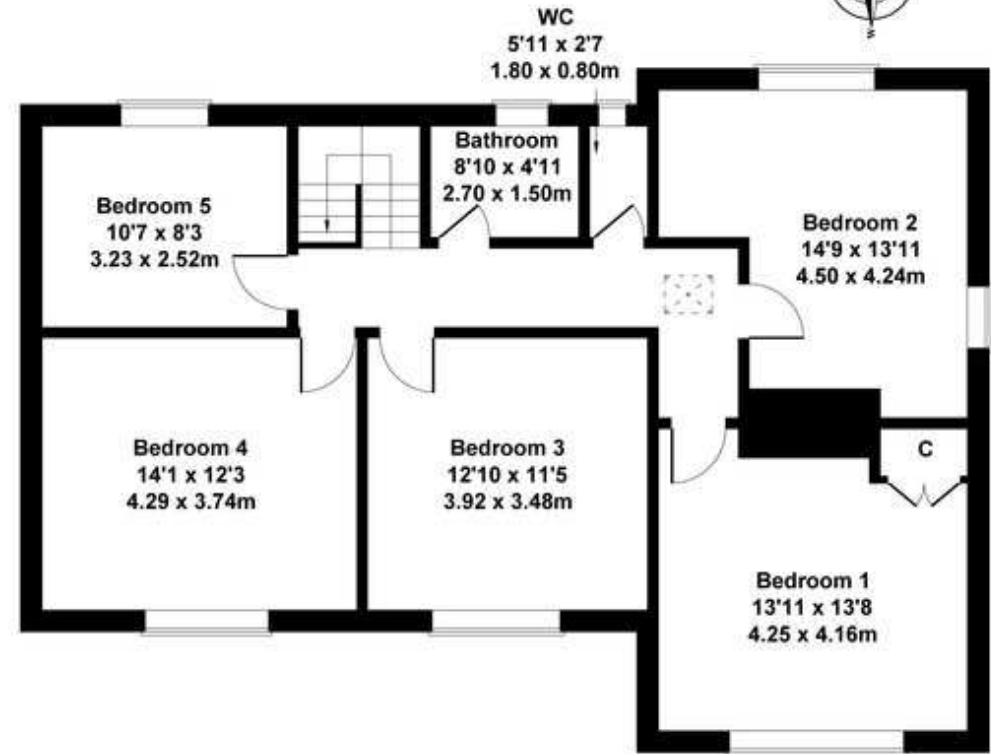
There may be an opportunity to acquire an additional 9.80 acres (3.97 ha) of nearby land, potentially increasing Erw Wen to a 20-acre holding; available by separate negotiation.

Erw Wen, Penrhos

Approximate Gross Internal Area
2164 sq ft - 201 sq m



GROUND FLOOR



FIRST FLOOR

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

Mains Water | Private Drainage | LPG Central Heating
EPC: F | Council Tax Band: F

Directions: From Pwllheli follow the A499 towards Abersoch and Llanbedrog. Approximately half a mile beyond the Ala Road roundabout, turn right at the crossroads in Penrhos and continue along the single-track road for about one mile. Erw Wen is on the left; the gated driveway lies beyond the property.

Tenure: We understand that this property is freehold.

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.

Easement, Wayleaves and Rights of Way: The land is sold subject to all of 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.