

Tudor

syrfewyr siartredig | gwerthwyr eiddo | rheolwyr meddiannau
chartered surveyors | estate agents | property managers



Hafod Y Wern, Clynnog Fawr, LL54 5NT

£290,000

- Traditional Four Bedroom Farmhouse
- Extensive Range of Outbuildings
- Rural Location With Spectacular Views
- Garden & Ample Parking
- In all extending 1.31 Acres or thereabouts
- Fantastic Renovation Opportunity



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Tudor Estate Agents are proud to present this traditional double-fronted four bedroom farmhouse, occupying an elevated rural position and enjoying far reaching views encompassing Caernarfon Bay.

Offering a wealth of character and traditional features throughout, this charming property provides an exciting opportunity for purchasers seeking a renovation project. The accommodation retains many original elements and offers excellent scope to create a superb family home whilst preserving its historic charm. In all extending 1.31 acres or thereabouts (see plan).

The accommodation briefly comprises: Porch. Kitchen. Hall. Lounge. Parlour. Pantry. Four Bedrooms. Dressing Room. Bathroom. Externally, the property benefits from generous gardens, ample parking and an extensive range of outbuildings, making it ideal for those seeking space, storage, workshop facilities or potential for variety of uses (subject to the necessary consents).

Set amidst beautiful open countryside, the farmhouse enjoys a peaceful and secluded setting in a very rural and remote area.

The property enjoys delightful countryside views from many aspects and offers a rare opportunity to acquire a characterful rural residence with significant potential in a picturesque location.

Viewing is highly recommended to fully appreciate the setting, accommodation and extensive potential on offer.

NOTE: Please see viewing arrangements.

GROUND FLOOR

Porch

Kitchen 15'11 x 19'3 (4.85m x 5.87m)

Single drainer stainless steel sink unit. Open beams. Rayburn. Slate floor.

Hall

Quarry tiled floor. Radiator.

Lounge 11'9 x 16'9 (3.58m x 5.11m)

Radiator. Open beams.

Parlour 11'0 x 10'9 (3.35m x 3.28m)

Pantry 11'0 x 5'5 (3.35m x 1.65m)



FIRST FLOOR

Rear Bedroom 11'6 x 8'2 (3.51m x 2.49m)

Radiator.

Front Bedroom 11'4 x 8'2 (3.45m x 2.49m)

Radiator.

Bedroom 10'8 x 10'11 (3.25m x 3.33m)

Radiator.

Dressing room 10'8 x 5'5 (3.25m x 1.65m)

Rear Landing 9'2 x 10'5 (2.79m x 3.18m)

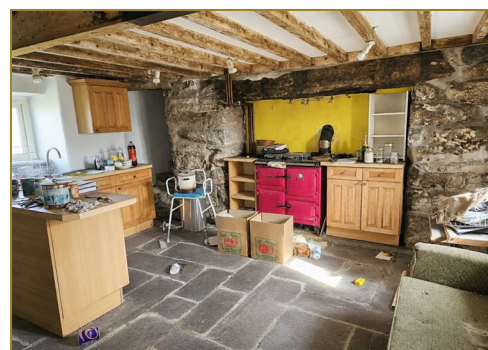
Radiator. Velux.

Bedroom 9'1 x 9'11 (2.77m x 3.02m)

Radiator.

Bathroom 7'2 x 13'9 (2.18m x 4.19m)

Maximum measurements. Low level WC. Pedestal washbasin. Panelled bath. Radiator. Cylinder cupboard.



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OUTSIDE

Garden to the front of the house. Ample parking. Extensive range of outbuildings forming three sides of the central farm yard. In all extending 1.31 acres or thereabouts. Note there is a right of way to the farm yard to the adjoining property, Penrallt Isaf.

SERVICES

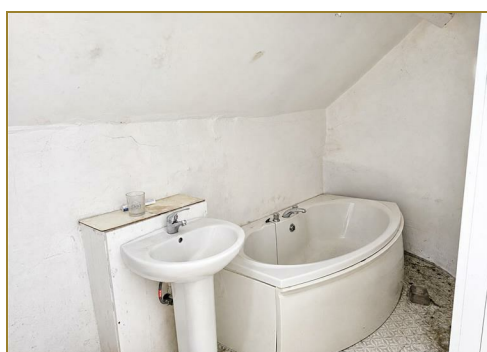
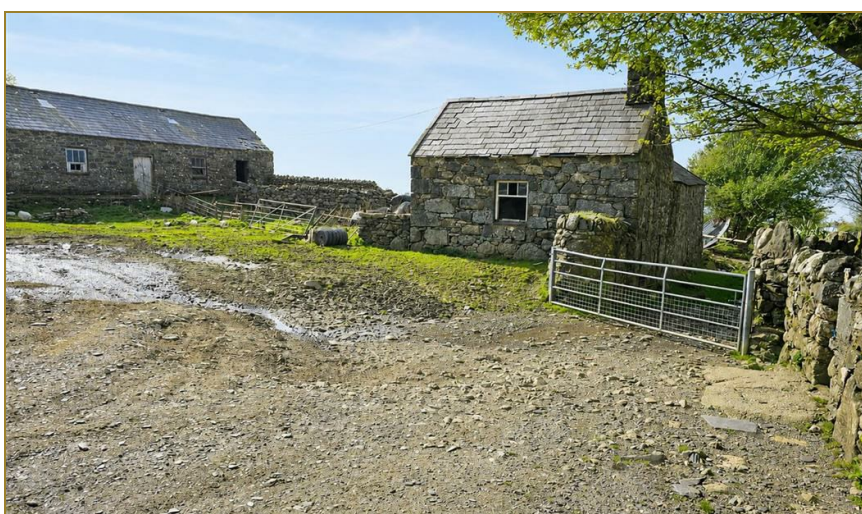
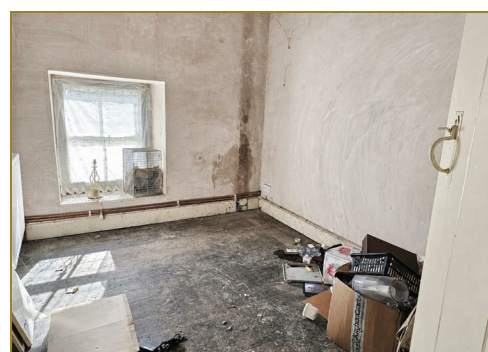
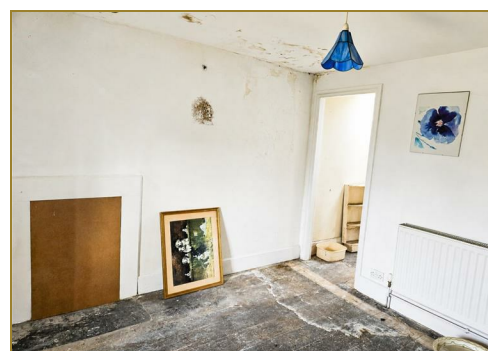
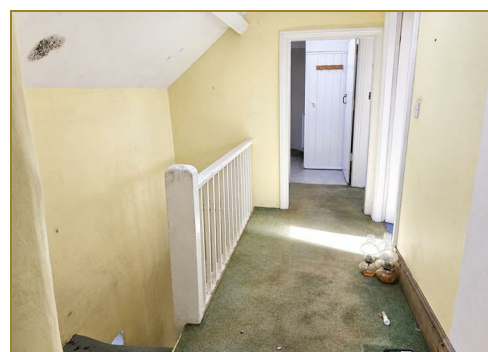
We understand that mains electricity is connected to the property. Private drainage. Private water supply. Prospective purchasers should make their own enquiries as to the suitability and adequacy of these services.

TENURE

We understand that the property is freehold with vacant possession available on completion. Please note right of way to Penrallt Isaf through the farmyard.

VIEWING ARRANGEMENTS

Due to the isolated nature of the property we will be arranging group viewings to both Hafod y Wern and Penrallt Isaf. Please contact our office for more information.



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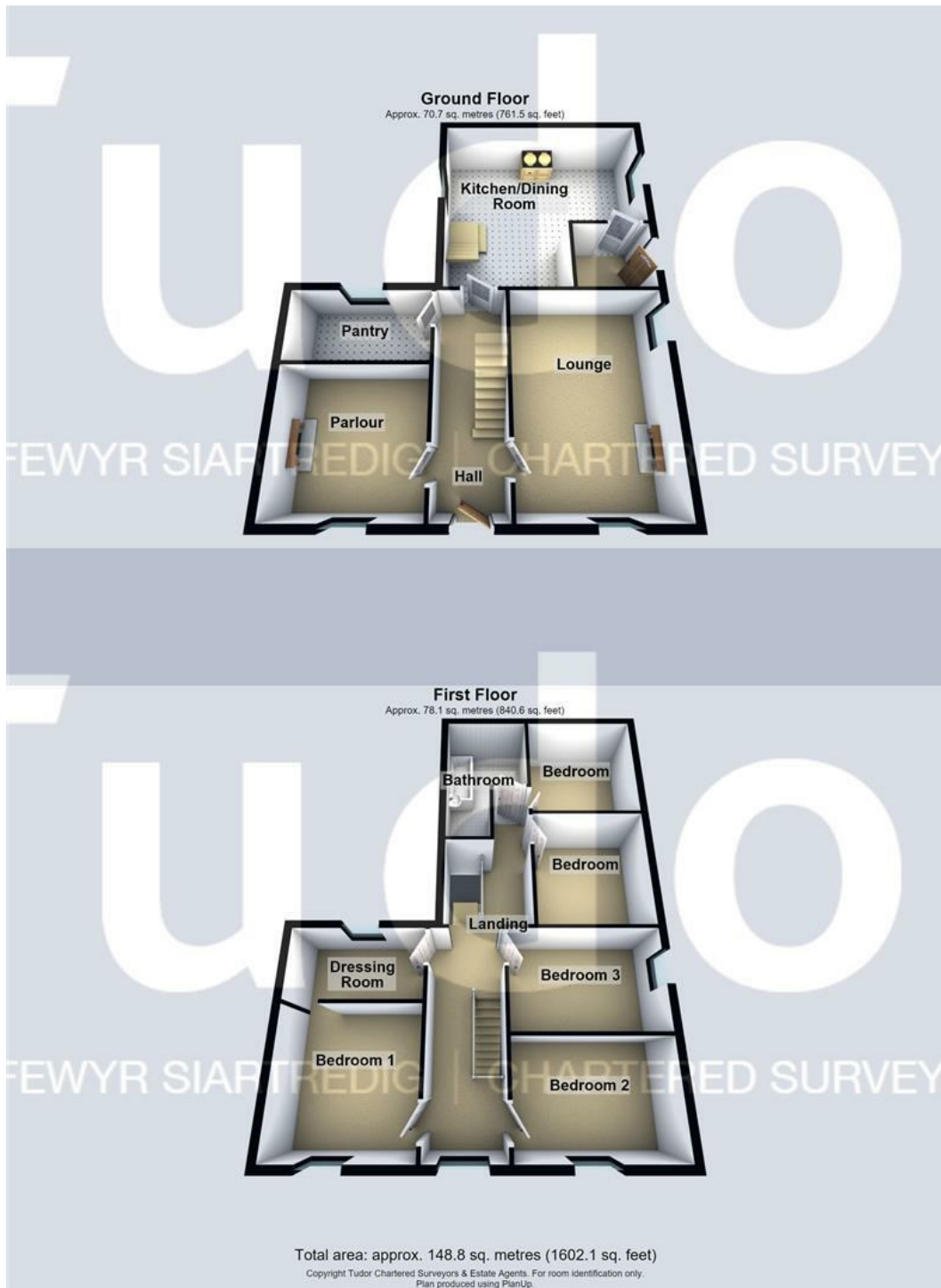
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WARNING - ACCESS BY FOUR WHEEL DRIVE ONLY From Clynnog Fawr proceed up the hill in the direction of Capel Uchaf take the first right turning and continue past Bryn Signi Uchaf and then take the first right turning past Bryn Golau and then through the gate, leave all gates as found, along the track and down to Hafod Y Wern. Ordnance Survey Reference: SH 419-493. There is a quicker route to Hafod Y Wern and Penrallt Isaf from Clynnog but only suitable for rough terrain four wheel drive vehicles, see plan. What 3 Words [///amused.swells.searcher](http://amused.swells.searcher)

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO ₂ emissions	Current
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
	88		23
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



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PLAN FOR IDENTIFICATION PURPOSES ONLY

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All plans will show approximate position of the boundaries only and have been produced to identify the location of the property. The boundaries have not been surveyed and we have not inspected title documentation to verify the accuracy of the information provided. Any plans included should not be relied upon for any purpose other than to establish the location of the property.

NOT TO SCALE



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