



Tir ac Eiddo

LWH

Land and Property

Lloyd Williams & Hughes

Tyddyn 22 Erw | 22 Acre Smallholding | 4 Bedroom House
Tyddyn Bychan, Rhydyclafdy
Pwllheli, LL53 7YW

£575,000
www.lwhproperty.com



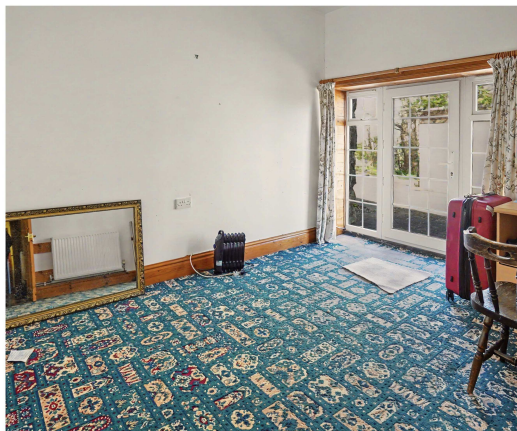
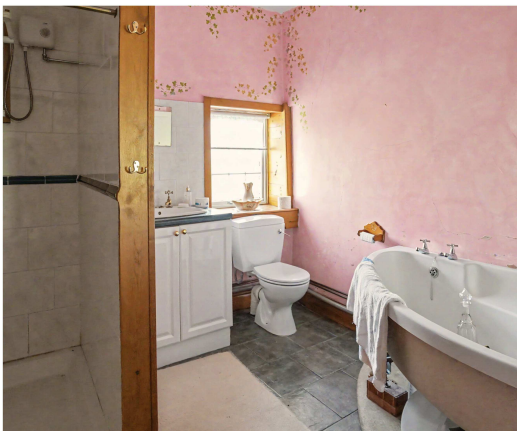
Tyddyn Bychan, Rhydyclafdy, Pwllheli, LL53 7YW

A rare opportunity to own a 22-acre smallholding on the stunning Llyn Peninsula, centred around charming four-bedroom detached stone farmhouse. Set in a private, elevated position, the property enjoys sweeping panoramic coastal and countryside views.

Cyfle prin i fod yn berchen ar dyddyn 22 erw ym Mhen Llŷn, yn cynnwys tŷ fferm carreg draddodiadol pedair ystafell wely. Wedi'i leoli mewn safle preifat ac uchel, mae'r eiddo'n mwynhau golygfeydd panoramig arfordirol a gwledig. Mae tyddynnod o'r fath a'r maint yma o dir yn brin.

Smallholdings of this size are rare; the extensive acreage offers excellent stocking potential or an ideal opportunity for buyers seeking large, private grounds. Featuring pasture, woodland and a river along the southern boundary, Tyddyn offers rich natural capital and significant conservation value. The holding is secluded and fully private with no public access across the land, yet retains convenient access to the public highway.

The land is divided into six grazing parcels, with the highest-quality pastures to the north of Tyddyn, mostly gently sloping and the driveway running from the public highway through the centre of the holding up to the house. To the south of the house lies woodland adjoining the neighbouring Coed-Tyddyn.



Historically, the house incorporated adjoining buildings. The entrance door leads into a single-storey wing containing the kitchen, bathroom and two bedrooms, the larger of which has its own external entrance. A connecting door links the wing to the main house, which features a full-length reception room with a fireplace and stairs rising to two bedrooms above. The property would benefit from a programme of modernisation, having been vacant in recent years.

Tyddyn is located half a mile south along Lon Pin, approximately two miles from Llanbedrog and four miles from Pwllheli, providing easy access to amenities across the Llyn Peninsula and the wider region.

The accommodation comprises:-

- Entrance Hallway
- Reception Room - 7.12m x 4.41m
- Bathroom - 2.80m x 2.70m
- Kitchen | Diner - 4.58m x 3.70m
- Bedroom 3 - 3.42m x 2.77m
- Bedroom 4 - 3.70m x 3.50m
- Bedroom 2 - 4.41m x 2.97m
- Bedroom 1 - 4.49m x 3.34m (max)

Externally the property features a concrete driveway with two range of outbuildings / garages in a state of disrepair.

Council Tax Band: G | EPC: G | UPVC Double Glazed | Oil Fired Central Heating PV Solar Array | Mains Water | Private Drainage (Services not Tested).

Directions: From Pwllheli take Yr Ala. At the roundabout follow the A497 towards Nefyn to Efailnewydd. In the centre of Efailnewydd turn left towards Rhydyclafdy and follow the road into the village. After passing the pub on the right, cross the hump-back bridge and take the next left onto Lon Pin. Continue for half a mile; the entrance to Tyddyn is on the right before the next hump-back bridge.

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

What3Words (Meeting/Parking): ///boats.swordfish.available

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.

Basic Payment Scheme: Entitlements are not included within the sale, however may be included by separate negotiation.

Viewing: Strictly by appointment only.

Approximate Gross Internal Area
1356 sq ft - 126 sq m



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

