

Tir ac Eiddo

LWH

Land and Property

Lloyd Williams & Hughes

Eiddo 3 Llofft | 3 Bedroom Detached House with Land
Arddgrach, Llannor
Pwllheli, LL53 5UL

offers over' **£399,000**
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Arddgrach, Llannor, Pwllheli, LL53 5UL

Fully refurbished and extended, Arddgrach is a characterful detached cottage in the rural village of Llannor, near Pwllheli. Carefully renovated to a high standard and set in just over an acre, the property offers versatile living and income potential.

Featuring a premium farmhouse-style kitchen with island and an open plan living area with a feature fireplace and stove, the high standard of finish continues throughout the property. Highlights include exposed stone walls, tiled floors, oak doors and fittings, and underfloor heating, among other quality features.

Externally, Arddgrach provides extensive grounds suited to many uses, including a grazing paddock, orchard, detached workshop or garage, and a sited holiday home with an additional plot suitable for a glamping unit. The current owners successfully operated a self-catering business from the holiday home and glamping hut (the hut is not included), generating income while renovating the property. A large yard offers ample parking, with potential to create further outdoor living space to the side and rear of the house.

Wedi derbyn gweddnewid helaeth a'i hystyn, mae Arddgrach yn fwrthyn llawn cymeriad ym mhentref Llannor, ger Pwllheli. Wedi'i ailwampio'n ofalus i safon uchel, mae wedi'i leoli ar dros 1 erw o dir ac yn cynnig cartref hyfryd gyda photensial ar gyfer incwm neu ddefnydd busnes.

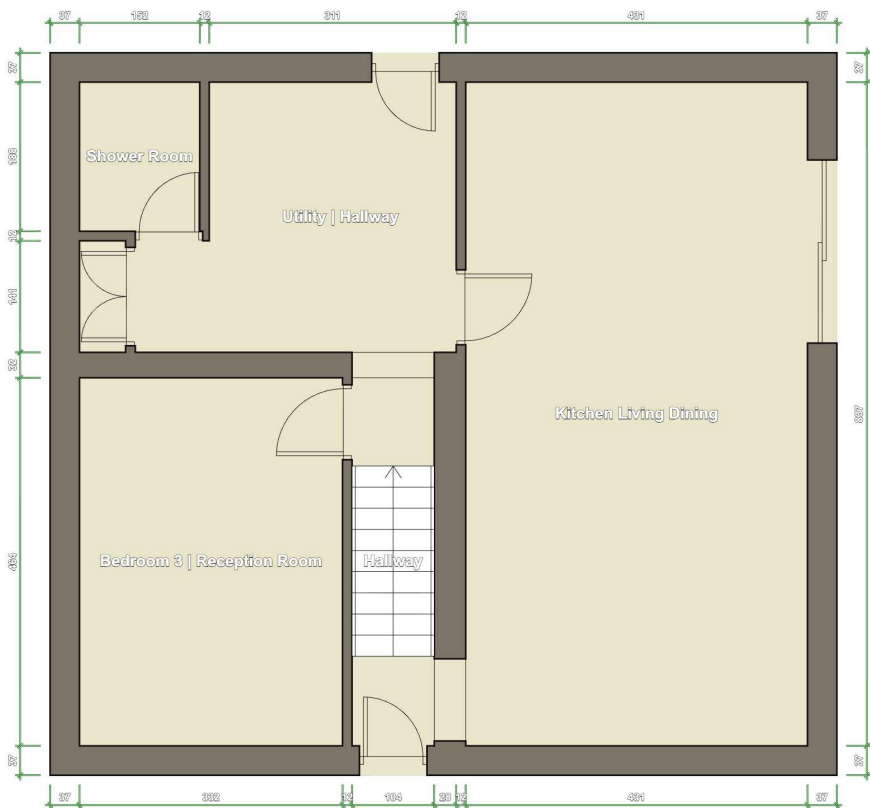
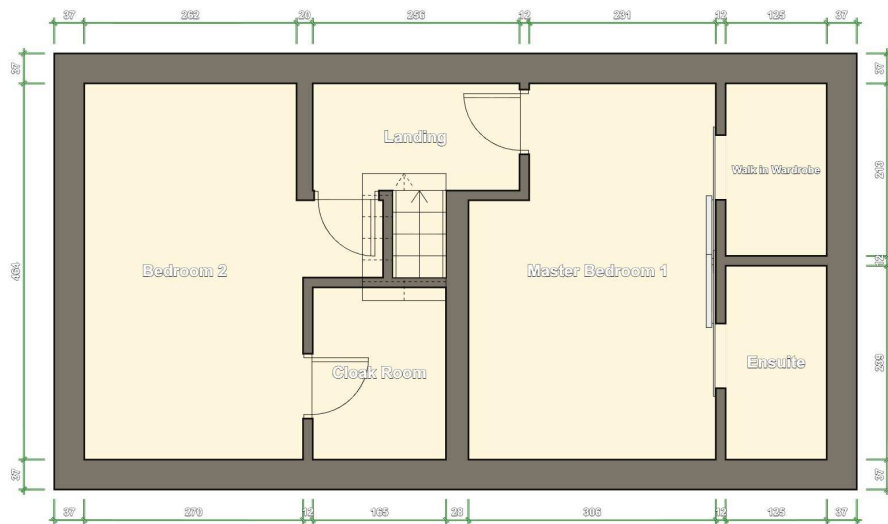
27 Penlan Street Pwllheli Gwynedd LL53 5DE

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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



The property is situated near the top of a hill, overlooking the village with panoramic countryside views, surrounded by open farmland and with distant mountain ranges visible.

On entering Arddgrach through the front door you are greeted by a staircase and direct access to the open-plan living, kitchen and dining area, featuring a stone fireplace and a premium kitchen with island, solid-surface worktops and integrated appliances. A rear hallway leads to the utility room with fitted units and a fully fitted shower room. Also off the hallway is the third bedroom, currently used by the owners as a second reception room, with a log burner installed in the fireplace.

Upstairs the landing leads to two full width bedrooms with the master featuring its own fully fitted en-suite and separate walk-in wardrobe. The second bedroom features its own cloak room and integrated wardrobe. The first floor features a vaulted ceiling providing an added feeling of space.

The detached workshop and garage at Arddgrach is a timber framed building fully serviced with concrete floor providing a useful base for personal leisure or business use with ample parking and yard space.

A stone splayed entrance provides an premium first impression with the driveway leading to the land, workshop, holiday home and main house. The property is of traditional solid construction under slate roof with a timber clad rear extension under felt flat roof (newly constructed).

Council Tax: 'E' | EPC: TBC ('F' Before Renovation)

Important Information:

Location and Directions: Head northeast on High Street/A499 toward Stryd Fawr, then continue on the A499/A497 out of Pwllheli for about 2–3 miles. Turn off the A499/A497 onto the minor lane for Llannor (watch for signs), follow the lane into Llannor village, turn right at the church, then take the local road to Arddgrach — it's on the right-hand side.

Services: Mains Water and Drainage | Oil Fired Central Heating

Method of Sale: Private Treaty

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.

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