



Tir ac Eiddo
LWH
Land and Property
Lloyd Williams & Hughes

Tyddyn 5.3 Erw | 4 Llofft | 5.3 Ac Smallholding | 4 Bedrooms
Cae Sion Mawr, Carmel
Caernarfon, LL54 7SL

£475,000
www.lwhproperty.com



Cae Sion Mawr, Caernarfon, LL54 7SL

Tyddyn pum acer sy'n cynnwys tŷ fferm traddodiadol gyda phedair ystafell wely ac ystod o adeiladau cerrig mewn lleoliad gwledig gyda golygfeydd panoramig o'r arfordir a'r cefn gwlad.

Five-acre smallholding featuring a traditional four-bedroom detached farmhouse and a range of stone outbuildings in a rural location with panoramic coastal and countryside views.

Smallholdings like this are rare: a well-appointed detached property set away from the public highway within its own land, offering outstanding views.

Mae tyddynnod fel hyn yn brin, yn cynnig cartref taclus mewn cyflwr da, mewn lleoliad braf ar eu tir eu hunain gyda golygfeydd di-ben-draw.

Ty Fferm | Farmhouse

The farmhouse at Cae Sion Mawr was historically extended to the rear and comprises four bedrooms and an attic bedroom. Both the front room and the loft face the principal aspect, with views across the adjoining land toward the coastline.



Ty Fferm | Farmhouse

The side entrance opens into a rear hallway that runs the width of the property. The kitchen occupies its own extension on the left; the utility and bathroom are at the end of the hall. Dining and reception rooms sit at the front, with the main reception room leading to the central hall and original front door, adjacent to the fourth bedroom. Upstairs are three bedrooms: two generous doubles and a smaller single opposite the landing.

Accommodation:

Ground Floor

Entrance Hallway

Kitchen - 2.67m x 3.60m

Dining Room - 3.45m x 4.24m | Stairs to Crog Loft

Main Reception Room - 3.47m x 4.42m | Inglenook Fireplace

Central Hallway | Stairs to 1st Floor

Bedroom 4 - 2.27m x 4.42m

Utility Room - 1.89m x 2.17m

Bathroom - 2.91m x 3.01m | Bath, WC, Basin

1st Floor

Landing

Bedroom 1 - 2.99m x 4.29m

Bedroom 2 - 2.22m x 4.41m

Bedroom 3 - 1.92m x 2.18m

Crog Loft - 2.71m x 3.60m

Buildings | Adeiladau

Next to the farmhouse is a detached range of outbuildings, divided into three individual rooms offering multi-purpose space for storage or potential conversion.

Tir | Land

The land extends to permanent pasture and is divided and bounded by traditional stone walls. Vehicular access is via the driveway that runs behind the property from the public highway at Carmel.

Location and Directions

From the A487 in Groeslon, follow Gladstone Terrace towards Carmel and continue along the single-track public road for about 1 mile. On entering Carmel, bear right at the crossroads; after the detached property Tros Yr Enfys on the right, take the gateway on the right. Follow the track to the end — Cae Sion Mawr will be on the right.

Important Information

EPC: E | Council Tax Band: B

Construction: Traditional Construction Under Slate Roof.

Services: Oil Fired Central Heating, Mains Water and Private Drainage.

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.

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.

Viewing: By appointment only.

Tenure: Freehold with vacant possession on completion.

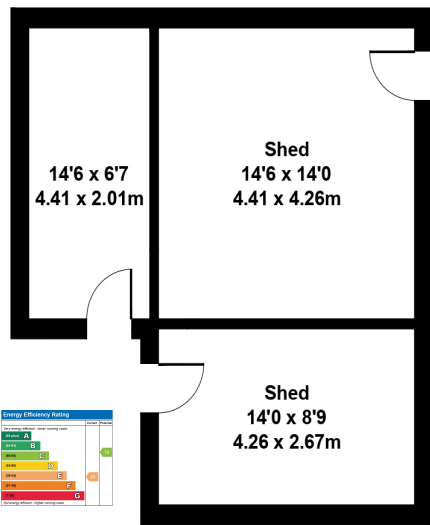
Boundaries: Any Purchaser shall be deemed to have full knowledge of all boundaries and neither the Vendor nor Vendors Agents are responsible for defining the boundaries or ownership thereof.

Basic Payment Scheme: No Basic Payment Scheme Entitlements are included with the sale of the property. These may be available by separate negotiation.

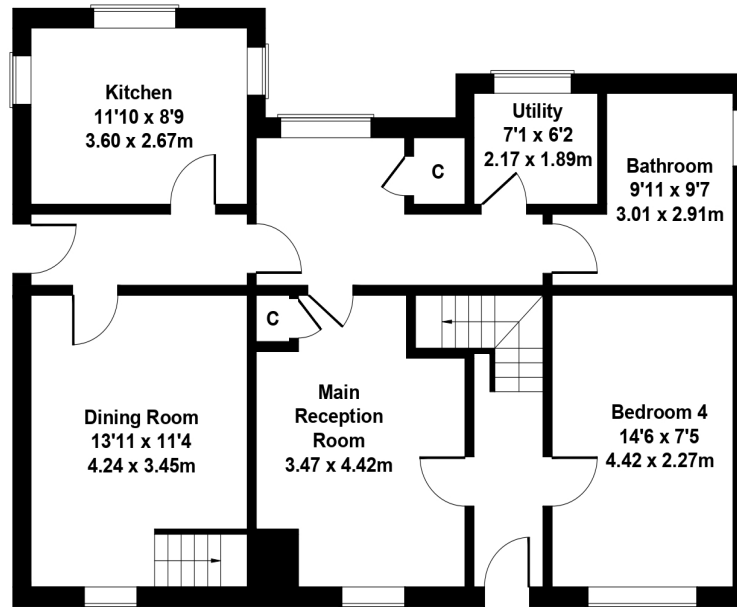


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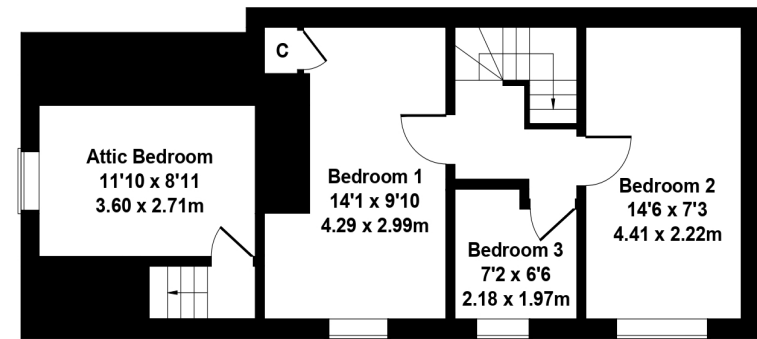
Approximate Gross Internal Area
1927 sq ft - 179 sq m



OUTBUILDING



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2026