



# Tom Parry

Llwyneinion Fechan , Dyffryn Ardudwy, LL44 2HX  
Offers in the region of £649,500

# Llwyneinion Fechan , Dyffryn Arduddy, LL44 2HX

Croeso i Llwyneinion Fechan - a traditional Welsh farmhouse, boasting panoramic sea views and positioned in a peaceful yet highly accessible location to the east of Dyffryn Arduddy. This unique property offers a fresh lifestyle opportunity in a breathtaking rural setting.

The property features a characterful farmhouse, a range of traditional outbuildings, and excellent quality arable and permanent pasture land. Together, these elements present a rare opportunity for anyone seeking to embrace a rural way of life, develop a sustainable enterprise, or explore agri-tourism or diversification potential. Outbuildings and approximately 6.2 acres - of which approximately 4.5 acres is usable land - surrounding the farmhouse are included within the price.

Historically operated as a livestock farm, the land at Llwyneinion Fechan has supported up to 450 head of cattle, with scope to expand further. The land is primarily used for grass-based cropping, including silage, hay, and grazing, making it ideally suited for both livestock and arable farming.

Nb. Additional land acreage (up to approximately 40 acres) is available by separate negotiation.

Whilst the farmhouse would benefit from some updating it presents a rare chance to acquire a beautiful farmhouse with substantial agricultural potential in one of Wales's most scenic locations.

Accommodation comprises: ( all measurements are approximate )

## GROUND FLOOR

### ENTRANCE HALLWAY

Slate flooring, UPVC double glazed door, access to all the rooms and downstairs W/C, stairs to the first floor:

### LOUNGE

4.90m x 4.04m (16'1 x 13'3")

Carpeted, stunning feature fireplace with wooden surround and multi-fuel burning stove, dual aspect double glazed windows

### DINING ROOM

4.4 x 3.1 (14'5" x 10'2")

Carpeted, inset space fireplace, dual aspect windows to front and side

### KITCHEN

7.01m x 3.35m (23' x 11')

Slate tiled flooring, fitted range of wooden wall and base units with complementary work surfaces, space for double gas range cooker, extractor, sink and drainer, plumbing for washing machine and dishwasher, window and stable door. roof light windows, large feature stone fireplace.

### CLOAKROOM

Low level WC, sink, double glazed window to the rear

## FIRST FLOOR

### LANDING

Spacious landing area with access to all bedrooms with double glazed window allowing light

### BEDROOM 1

4.90m x 3.99m (16'1 x 13'1")

Carpeted, feature beams to ceiling, dual aspect double glazed windows with superb views and access to the master en-suite shower room at the rear:

### EN-SUITE SHOWER ROOM

White bathroom suite comprising corner shower with power shower, low level WC and sink, heated towel rail, double glazed Velux window.

### BEDROOM 2

2.97 x 2.65 (9'8" x 8'8")

Carpeted, wooden ceiling beams, double glazed window to the front aspect taking in stunning views

### BEDROOM 3

3.18 x 1.52 (10'5" x 4'11")

Single bedroom, carpeted with window to rear

### BATHROOM

A bathroom with a view! Double glazed window to the front taking in stunning welsh coastline scenery, linoleum flooring, low level white WC, sink, heated towel rail and bath with power shower over

### EXTERNAL

Private gated driveway.  
Self Contained Quarry (Only used by the Owners).

Stone barns which have been re-roofed.  
Block built workshop

### LAND OPTIONS

By separate negotiation as follows:  
Approximately 40 acres of quality land with many potential options including farming or leisure.  
The land is sloping pasture land enclosed within natural hedge banks, stone walls, the majority lying to the north of the farmstead behind the farm buildings and can be accessed from the yard.  
A small paddock to the side of the stone and slate barn also has road access.

### SERVICES

Mains electricity, private water supply and drainage to septic tank.  
LPG gas central heating  
Council tax band D.

### LOCATION

Dyffryn Arduddy is a village nestled between the historic towns of Harlech and Barmouth in Gwynedd, North West Wales. Perfectly positioned on a coastal plain, Dyffryn enjoys the best of both worlds: sweeping golden beaches of Cardigan Bay to the west and the dramatic foothills of Eryri (Snowdonia) to the east.

This stunning location is a haven for walkers and nature lovers alike, offering an idyllic mix of rolling hills, sandy shores, and tranquil wooded valleys. Good transport links are available and there are shops and a fuel station in Dyffryn Arduddy.

### MATERIAL INFORMATION

Freehold property of stone construction.  
Council Tax band D  
Main residence for Article 4 Purposes







THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT.

NOTE: The Agents have not tested any electrical installations, central heating systems or other appliances and services referred to in these particulars and no warranty is given as to

 <p>Energy rating A</p>	<p>1442H ARDDUWYR FECHAN GWYLUNION</p>	<p>1442H ARDDUWYR FECHAN GWYLUNION</p>
<p>Valid until 25 November 2031</p>	<p>CE certificate number 904128367090-02029-8781</p>	<p>Property type Detached house 107 square metres 1st floor/2nd floor</p>
<p>04128367090-02029-8781</p>		

