

Tir ac Eiddo

LWH

Land and Property

Lloyd Williams & Hughes



Tyddyn 4 Llofft | 3 Erw | 4 Bedroom Smallholding | 3 acres

**Anhegraig, Aberdaron**

Pwllheli, LL53 8BG

**£625,000**

[www.lwhproperty.com](http://www.lwhproperty.com)



## Anhegraig, Aberdaron, Pwllheli, LL53 8BG

Mae Anhegraig yn gyfle unigryw i berchen tyddyn 3 erw, mewn cerdded i Aberdaron. Mae'r tŷ wedi'i foderneiddio ac wedi'i ehangu i fod yn gartref modern, llawn cymeriad, gyda golygfeydd tuag at yr arfordir.

Anhegraig is a unique opportunity to own a 3-acre smallholding within walking distance of Aberdaron. The house has been modernised and extended to create a contemporary home full of character, with views towards the coast

Tŷ fferm yn wreiddiol sydd bellach yn darparu lleoliad gwych i fwynhau'r ardal yn cynnwys tair gyda'r opsiwn o bedwerydd llofft lawr grisiau. Mae'r tair erw i gyd wedi'i leoli o flaen y tŷ yn cynnwys tri cae efo mynediad o'r dreif.

Originally a farmhouse which now provides a great location to enjoy the area comprising three with the option of a fourth bedroom downstairs. The three acres are all located in front of the house and include three fields with access from the driveway.

Renovation works comprised a full refurbishment, a rear extension and the conversion of adjoining farm buildings to form a spectacular vaulted kitchen, living and dining area with bi-fold doors opening onto panoramic coastal views.



Anhegraig has been in the same family for many years and, since its refurbishment, has been enjoyed by the current owners as a bolthole on the Llŷn Peninsula.

Internally, the entrance door leads directly into the dining area which has been opened through to the open plan kitchen and living area within the converted outbuilding. The staircase is directly in front with the second reception / guest room on the left hand side. At the rear a utility room leads to a boiler room and family bathroom.

Upstairs, the landing has two bedroom at the front of the property featuring the wonderful views, a central shower room and a further bedroom at the rear. The land is divided into three enclosures and has been grazed in recent years.

**The accommodation comprises:**

Entrance Hall | Open Plan Dining Area  
2nd Reception | Guest Room - 2.70m x 4.40m  
Kitchen | Dining & Living Area - 4.31m x 8.22m  
Utility Room - 3.09m x 3.47m  
Boiler Room  
Bathroom - 2.54m x 2.60m

**Landing**

Bedroom 1 - 2.82m x 4.52m  
Bedroom 2 - 2.64m x 2.79m  
Bedroom 3 - 2.89m x 2.89m  
Shower Room - 1.90m x 2.11m

The properties are of traditional solid construction with slate roofs and a partly flat roof at the rear.

**Important Information:**

**Location and Directions:** On arrival at Aberdaron via the B4413, you will enter a 20 mph zone as you approach the village. The road narrows to a single-track section, then opens out to a dual carriageway. An estate of semi-detached houses is located on the right. Continue for 500 yards; Anhegraig is the second property on the right, with the driveway directly in front of the house.

**Services:** Mains Water and Drainage | Oil Fired Central Heating

**Method of Sale:** Private Treaty

**Ratings:** Business Rates: N/A | Council Tax: 'E' | EPC: Awaiting Certification

**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

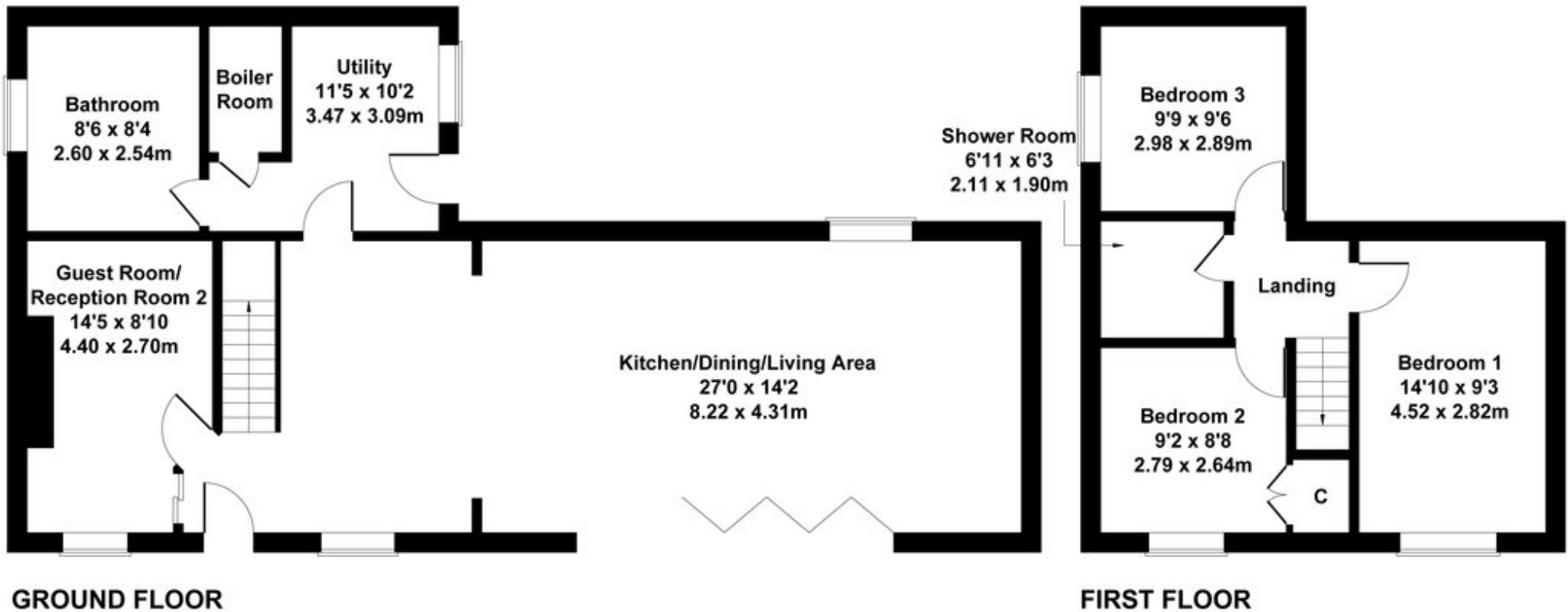
**Easements, Wayleaves and Rights of Way:** The land is sold subject to all the benefits of all wayleaves, easements, right of way and third-party rights, whether mentioned or not

**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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Approximate Gross Internal Area  
1345 sq ft - 125 sq m



Not to Scale. Produced by The Plan Portal 2026  
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