

Tir ac Eiddo

LWH

Land and Property

Lloyd Williams & Hughes



Eiddo 4 Llofft | 4 Bedroom Detached Former Gate Lodge

Lodge Isaf, Ceidio

Pwllheli, LL53 8UG

£350,000

www.lwhproperty.com



Lodge Isaf, Ceidio, Pwllheli, LL53 8UG

Lodge Isaf is a historic former Gate Lodge offering a unique restoration opportunity in the heart of the Llyn Peninsula. Set in a peaceful rural location and surrounded by open countryside.

Mae Lodge Isaf yn eiddo hanesyddol sy'n cynnig cyfle unigryw ym Mhen Llyn i fod perchen prosiect wedi'i leoli mewn lleoliad gwledig tawel ac wedi'i amgylchynu gan gefn gwlad.

Comprising four bedrooms, the property has been historically extended and offers generous living accommodation, including two reception rooms housed within the former turrets of the gate lodge.

Occupying a triangular shaped plot, the property borders mature woodland and farmland with a lawned garden and sweeping driveway situated to the front and a further lawned garden to the rear.

The renowned Llwybr y Morwyr (Mariners' Trail) winds through the neighbouring woodland, making this property an ideal base for walkers and pet owners to explore the surrounding countryside. Situated near Ceidio, to the west of Boduan, the lodge enjoys a secluded setting approximately two miles from any major A or B road. This unique location offers exceptional peace and quiet, while still providing convenient access to the public highway and nearby local amenities.



The accommodation comprises:

- Entrance Porch - 1.08m x 2.07m
- Entrance Hallway - 2.89m x 5.36m - Exposed Stone Walls
- Sitting Room - 2.80m x 5.23m - Fireplace
- Rear Porch - 1.85m x 2.17m
- Reception Room - 2.85m x 5.23m - Fireplace
- Kitchen Diner - 3.98m x 6.27m
- Utility Room - 2.59m x 4.13m
- Shower Room - 2.59m x 2.01m - WC, Basin, Shower
- Single Garage - 3.38m x 6.2m

- Landing - 2.52m x 2.80
- Bedroom 1 - 2.83m x 5.22m
- Bedroom 2 - 2.80m x 2.81m
- Bedroom 3 - 1.94m x 2.80m
- Bedroom 4 - 1.92m x 2.86m
- Shower Room - 0.92m x 2.86m



Double Glazed | UPVC Part Timber
Private Drainage | Mains Electric | Oil Central Heating
EPC: E | Council Tax Band: E

Method of Sale: The property is offered for sale by Private Treaty.

Viewing: Strictly 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.

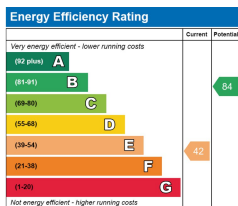
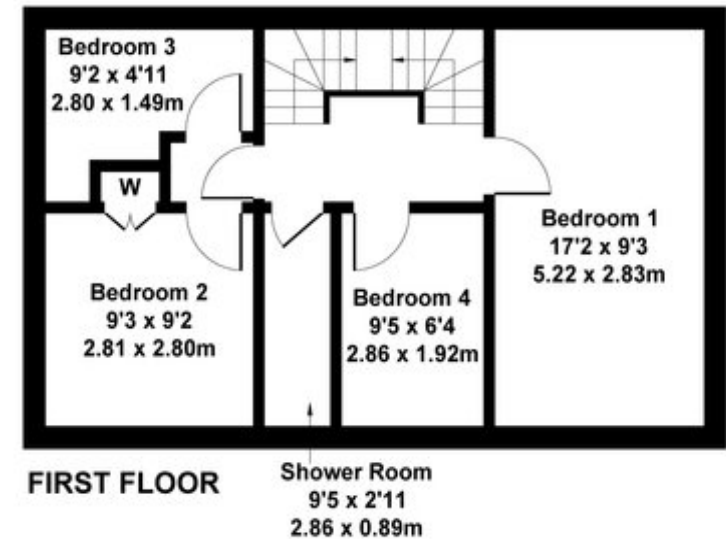
Planning: The property is sold subject to any existing or other statutory notice, or which may come into force in the future. Purchasers should make their own enquiries into any designations.

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.



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Approximate Gross Internal Area
1798 sq ft - 167 sq m



Directions: Head towards Nefyn via the A497 to Boduan. As you approach the area, you will pass a lay-by with a historic AA box within the 50 mph zone. Continue for approximately a quarter of a mile and take the next left-hand turning. Follow the single-track road to the T-junction, then turn left, passing the agricultural engineering yard. Continue along the single-track lane for about one mile. At the island junction, bear left and continue for a further three-quarters of a mile. Lodge Isaf is located directly ahead of you at the junction.

Not to Scale. Produced by The Plan Portal 2026
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