

Tir ac Eiddo

LWH
Land and Property
Lloyd Williams & Hughes



3 Llofft | 3 Bedroom Equestrian Property | Smallholding - 1.2ac
Rhos, Rhoshirwaun
Pwllheli, LL53 8HP

'offers over **£399,000**
www.lwhproperty.com



Rhos, Rhosirwaun, Pwllheli, LL53 8HP

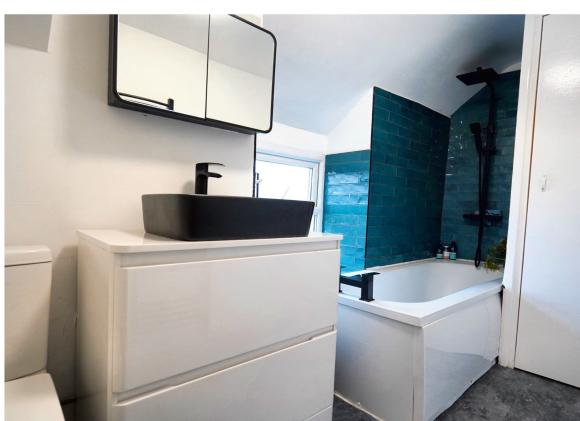
Rhos is a spacious, detached secluded property set within 1.2 acres, with up to 6 acres available by negotiation, offering stunning views of the Llyn Peninsula. It features 3 bedrooms, stables, and various outbuildings, making it a unique opportunity to own a well-appointed, ready-to-move-in equestrian home.

Mae Rhos wedi'i leoli mewn 1.2 erw, gydag opsiwn o 6 erw yn ychwanegol o dir, gyda golygfeydd gwledig o Benrhyn Llŷn. Mae'n cynnwys 3 ystafell wely, stablau, ac amryw o adeiladau, gan ei wneud yn gyfle unigryw i fod yn berchen ar gartref sy'n barod i symud i mewn iddo.

The current owners have undertaken a comprehensive refurbishment to transform Ty'n Rhos into their dream equestrian property. The genuine reason for sale is due to relocation, making this a rare opportunity to acquire a beautifully renovated home with excellent equestrian facilities.

Ty'n Rhos is situated in Rhosirwaun, a rural village on the southwestern tip of the Llyn Peninsula. The location offers convenient access to Aberdaron and surrounding areas, renowned for its sandy beaches, coastal paths, and a variety of local amenities.

A private access track runs from the public highway to the main house, gardens and a small paddock.



Internally, the property features two spacious reception rooms, one of which is currently configured as an office. Leading to a vaulted kitchen, utility room, and WC. Upstairs, there are three bedrooms and a family bathroom, providing comfortable and versatile living space.

The accommodation comprises:

Ground Floor:

Hallway - Stairs to 1st Floor
Reception Room (Office) - 4.41m x 2.82m
Reception Room - 4.19m x 3.89m
Kitchen - 4.45m x 4.19m
Utility Room - 2.19m x 1.81m
WC - 0.89m x 1.79m

First Floor:

Bedroom 1 - 3.22m x 3.01
Bedroom 2 - 2.93m x 2.84m
Bedroom 3 - 2.91m x 1.92m
Bathroom - 3.20m x 1.60m

Stables | Outbuildings:

4.91m x 3.69m
4.92m x 3.91m

The house is of traditional construction under slate roof covering.

Partially Double Glazed | Oil Central Heating | Rayburn | Water Tank
EPC: F | Council Tax Band: C | Currently a Main Home.

Tenure: We understand that the tenure of this property is Freehold.

Directions: From Pwllheli, head towards Aberdaron. In Rhosirwaun continue past Efail Rhos Garage up to the Church on the left hand side, take the left hand Junction for Pencaerau and continue for half a mile - Ty'n Rhos is located on the right hand side.

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

Boundaries: 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.

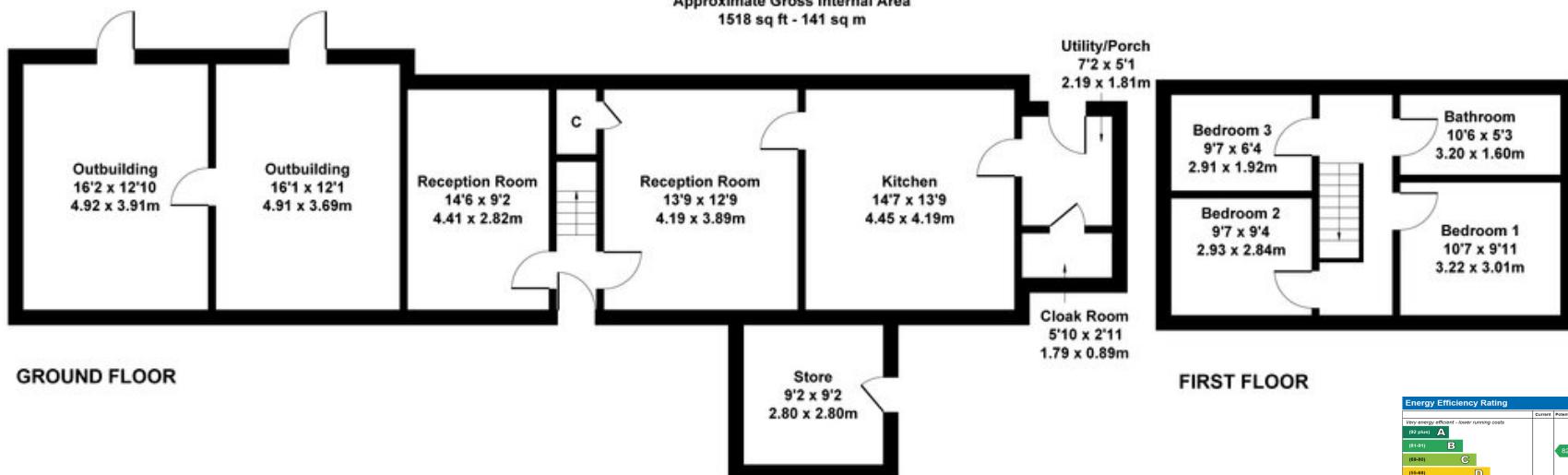
Easements, Wayleaves and Rights of Way: The land is sold subject to all the benefits of all wayleaves, easements, right of way and third party rights, whether mentioned in the particulars or not.

Viewing: Strictly by appointment only.



Tyn Rhos, Rhosirwaun, LL53 8HP

Approximate Gross Internal Area
1518 sq ft - 141 sq m



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.

