



Eiddo 4 Llofft | 4 Bedroom Detached Property with Seasonal Pitches and Chalet

Ael Y Bryn, Bwlchtocyn

Abersoch , LL53 7BP

£695,000

www.lwhproperty.com



Ael Y Bryn, Bwlchtocyn , LL53 7BP

Discover this exceptional leisure property, set on an elevated edge-of-village site in Bwlchtocyn, offering uninterrupted panoramic views across the coastline towards Abersoch. Featuring five seasonal pitches, a twin chalet and detached four-bedroom owner's accommodation, Ael y Bryn represents an ideal lifestyle coastal property with strong income-generation potential.

Mae Ael y Bryn wedi'i leoli ger Bwlchtocyn, gan gynnig golygfeydd panoramig tuag at arfordir Abersoch. Mae'r eiddo yn cynnwys tŷ pedwar ystafell wely, pum safle carafan a chalet. Cyfle unigryw i berchennog sydd eisiau byw bywyd gwledig tra'n cynhyrchu incwm o lety.

Located within walking distance of both Abersoch Main Beach and Porth Ceiriad, with easy access to Abersoch and the coastal path, demand for the accommodation and pitches is strong—particularly from campers seeking a quieter environment while remaining within easy reach of amenities.

Comprising four bedrooms, the owner's accommodation sits at the top of the site; each rear-facing room enjoys its own outlook toward the coastline, while the front offers uninterrupted countryside views. The living quarters are private and screened from the leisure areas, with the pitches and chalet accessed from the main driveway on approach to the property.



Abersoch is a premier coastal village on the Llyn Peninsula in Gwynedd, North Wales, renowned for its fine sandy beaches and maritime facilities. Set on a sheltered bay, the village benefits from a well-established tourism economy and offers a broad range of local amenities, including independent boutiques, restaurants, cafés and other services.

On entry you are greeted by a conservatory that leads into the kitchen-diner and principal living area, creating a semi open-plan arrangement either side of the central staircase. The kitchen-diner opens to a formal reception room and dining space; each living area has its own staircase providing access to two bedrooms and a family bathroom.

The western wing offers a spacious front bedroom with large windows and an exceptional outlook, together with an additional bedroom and family bathroom. The eastern wing comprises a large bedroom running the length of the property, plus a further double bedroom and a family bathroom. This unique layout provides excellent scope for multi-generational living, offering separate, self-contained accommodation for different family members.

Ael y Bryn has been well maintained and presented and could be occupied in its current configuration or re-developed, enhanced or extended to suit an individual owner's requirements.

Externally, the property is approached via a driveway from the public highway. The five pitches sit in a single row leading up to the twin chalet. Behind the chalet is a hardstanding area providing parking and an outbuilding converted to communal facilities. A path runs through the lawned garden up to the main property.

Site facilities include a single toilet and shower block with a communal washing and storage area. To the side of the main house is a utility area and wet room, which have historically been available to guests and residents of Ael y Bryn.

Directions: From Abersoch follow Ion Sarn Bach, out of the village in the direction of Sarn Bach and Bwlchtocyn. After passing the cross roads in Sarn Bach take the next left hand junction for Bwlchtocyn. Continue through Bwlchtocyn and then take continue towards Cim Farm, after the junction for Machroes, Ael Y Bryn is located on the left hand side.

Tenure: We understand that this property is freehold.

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

Viewing: Strictly by appointment only.



27 Penlan Street Pwllheli Gwynedd LL53 5DE

01758 719 682

office@lwhproperty.com

www.lwhproperty.com

PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view. The plans and drawings provided are for illustrative purposes only. Any areas, measurements or distances are approximate. The text and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents

The chalet measures 30 x 20 and comprises three bedrooms with decking. Ael y Bryn is constructed with a roughcast exterior beneath a pitched tile roof, it is heated by bottled LPG. Traditional construction rendered under a slate roof, with a side utility area and wet room beneath a pitched flat roof.

Mains Water | Mains Drainage | Stanley Range | Oil Fired Heating | EPC: TBC | Council Tax Band: F

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.

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

Ground Floor:
 Conservatory - 2.78m x 3.66m (max)
 Living Area, Kitchen and Dining Area - 4.92m x 6.36m
 Living and Dining Area - 3.86m x 8.11m (max)
 Utility Room and Wet Room - 4.55m x 2.40m

First Floor (West Wing):
 Landing & Hallway
 Bedroom 1 - 3.16m x 3.86m
 Bedroom 2 - 2.42m x 3.17m
 Bathroom - 2.18m x 2.40m

First Floor (East Wing):
 Landing & Hallway
 Bedroom 3 - 2.46m x 4.74m (max)
 Bedroom 4 - 2.72m x 2.77m
 Bathroom - 1.97m x 2.77m

Ael Y Bryn, Bwlchtocyn LL53 7BS

Approximate Gross Internal Area
 1668 sq ft - 155 sq m



Not to Scale. Produced by The Plan Portal 2026
 For Illustrative Purposes Only.

27 Penlan Street Pwllheli Gwynedd LL53 5DE

01758 719 682

office@lwhproperty.com

www.lwhproperty.com

PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view. The plans and drawings provided are for illustrative purposes only. Any areas, measurements or distances are approximate. The text and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents