



20 acre Smallholding with Holiday Cottage | Tyddyn 20 erw gyda Bwthyn Gwyliau  
Caer Hafoty, Trefor  
Caernarfon, LL54 5NB

offers in the region of **£350,000**  
[www.lwhproperty.com](http://www.lwhproperty.com)



## Caer Hafoty, Treofr, Caernarfon, LL54 5NB

Located at the foot of the Eifl mountain range and offering panoramic views across Caernarfon Bay, the Eifl and Gyrn Ddu ranges, Caer Hafoty is a rare opportunity to acquire a smallholding of approximately 20 acres, including a stone cottage with planning consent as a holiday home.

Wedi'i leoli wrth droed yr Eifl, gyda golygfeydd panoramig dros Fae Caernarfon a mynyddoedd yr Eifl a Gyrn Ddu, mae Caer Hafoty yn gyfle unigryw i fod yn berchen ar dyddyn o tua 20 erw, gan gynnwys bwthyn gyda chaniatâd cynllunio i'w ddefnyddio fel tŷ gwyliau.

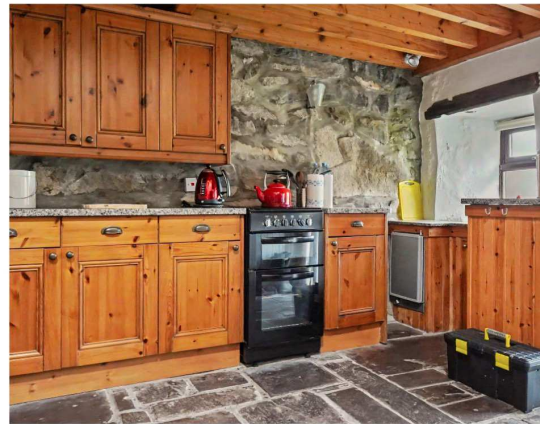
Formerly a stone ruin, Caer Hafoty was developed by the current owners into the holiday home it is today after obtaining planning permission in 2000 for its development and extension. As a holiday home falling under Section 12 of the Local Government Finance Act 1992, the council tax premium on second homes does not apply. Prospective buyers must satisfy themselves as to this statement.

Mae'r lleoliad uwchben Trefor yn cynnig safle unigryw ger y traeth a'r harbwr islaw'r eiddo, gyda'r mynyddoedd tu ôl ac, yn ogystal, adfeilion y chwarel gynt uwchben yr eiddo. Mae mynediad i'r eiddo yn haws o gyfeiriad Llanaelhaearn ar hyd y ffordd sengl gyhoeddus. Mae trac yn rhedeg o'r ffordd i fyny at y tŷ, gan groesi hanner uchaf y 20 erw sy'n ffurfio Caer Hafoty.



Located at the foot of the Eifl mountain range and offering panoramic views across Caernarfon Bay, the Eifl and Gyrn Ddu ranges, Caer Hafoty is a rare opportunity to acquire a smallholding of approximately 20 acres,

The location above Trefor offers a unique setting close to the beach and harbour below the property, with the mountains to the rear and the remains of the former quarry above the property. Access to the property is easier from the Llanaelhaearn direction via the public single-track road, with a track running from the road up to the house across the upper half of the 20 acres that make up Caer Hafoty. Access for large vehicles and machinery is limited, which enhances the privacy and tranquility of this otherwise exposed rural location.



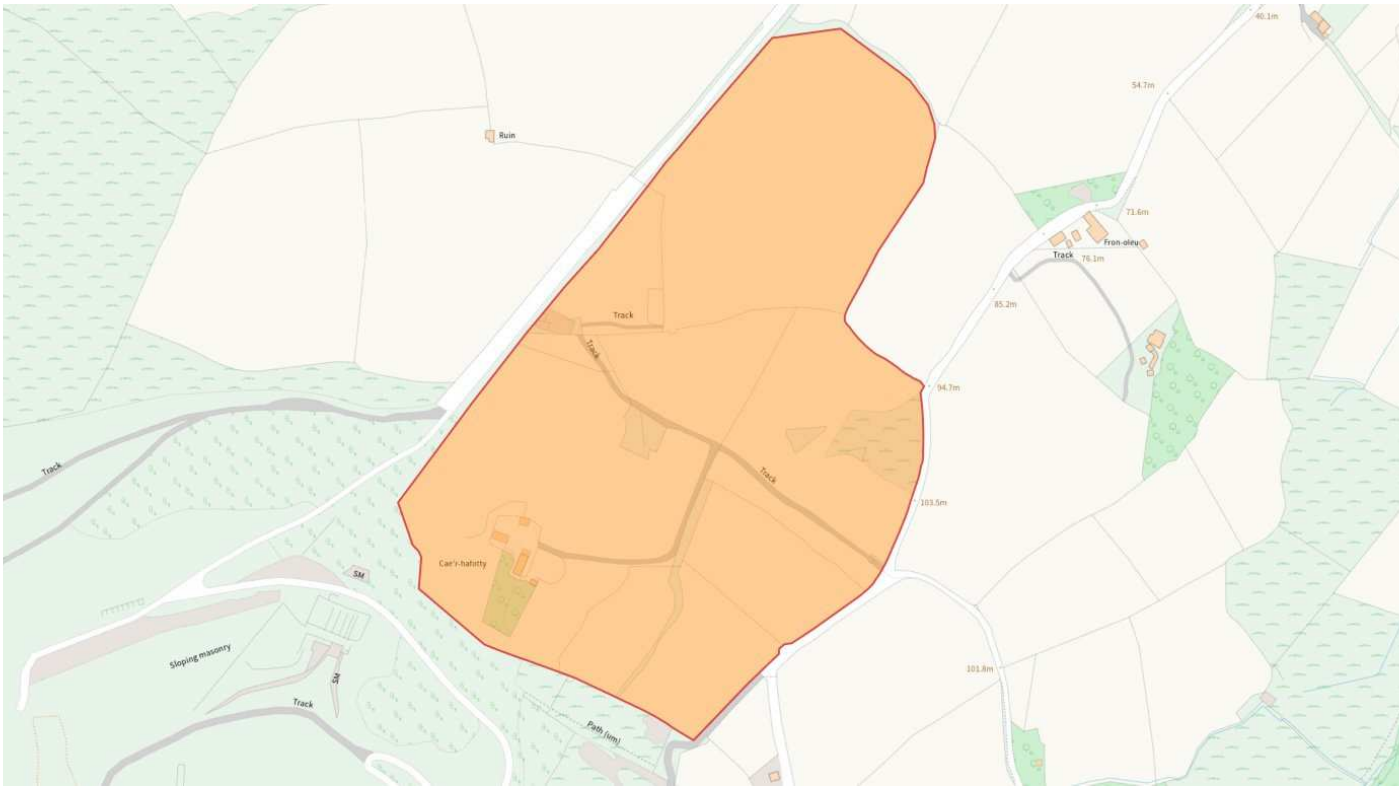
The development undertaken was sympathetic to the original character of the area retaining the original stone elevations under a slate roof. Two detached stone outbuilding lie beneath the property, both restored and intact with a further pig sty ruin opposite the main house.

The grounds of the cottage include a lawned garden South of the cottage with a track leading between both outbuildings providing access to the upper parcels of land. The 20 acres of sloping pasture land extends beneath the property, divided to various paddocks and is mostly occupied for the grazing of livestock as a whole. The land is predominantly grazing pasture, with areas of wetland and stone outcrops typical of this locality.



Internally the property comprises an open plan living, kitchen and dining area with feature stone inglenook. Above this a mezanine is located open to the room below, presently used as a bedroom. Steps lead down to the central reception room, with a shower constructed off the rear with further steps leading to the end bedroom, presently used as a reception room making use of the picture window framing a spectacular outlook.

**Directions:** Please note: because of the sharp bend at the entrance, do not follow sat-nav directions to the property address. Approach from Upper Llanaelhaearn (LL54 5AP): continue past the Trefor turnings on the A499, take the second exit at the roundabout towards Nefyn/Llithfaen, then at the top of the hill turn right before the residential area onto Lon Yr Eifl (signposted - not suitable for HGVs). Proceed 1.7 miles along the narrow single-track road past a handful of houses; when the road reaches a sharp 90° right-hand bend, the entrance is the wooden gate directly in front.



**The accommodation comprises:**

- Kitchen, Dining and Living Space - 4.11m X 6.37m
- Reception Room - 4.47m x 4.56m
- Shower Room - 2.33m x 2.30m (Triangular)
- Bedroom - 2.63m x 4.47m (Presently a Sitting Room)
- Mezzanine - 3.07m x 4.02 (Open to Floor Below)

**Traditional construction under slate roof covering.  
Double Glazed Windows (UPVC)  
EPC: TBC | Council Tax Band: D**

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

**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.

Please note the application references 9800182FUL17 and COOD/0358/37/LL with the initial consenting the use as a holiday home and the second relating to the extension. We believe that Section 12 of the Local Government Finance Act 1992 applies as a result of holiday use (Not as a Main Residence) and this will continue. If you are unsure please contact Gwynedd Council via their helpline on 01766 771000, [trethcyngor@gwynedd.llyw.cymru](mailto:trethcyngor@gwynedd.llyw.cymru) or [cynllunio@gwynedd.llyw.cymru](mailto:cynllunio@gwynedd.llyw.cymru).

**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.

**Caer Hafoty, Trefor, Caernarfon, LL54 5NB**  
Approximate Gross Internal Area  
797 sq ft - 74 sq m

**GROUND FLOOR**

**FIRST FLOOR**

Not to Scale. Produced by The Plan Portal 2026  
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