



## Ty'n Rhos

| Rhoshirwaun | Pwllheli | LL53 8HP

FOR SALE BY CONDITIONAL ONLINE AUCTION



**Baileys**  
& PARTNERS

# Ty'n Rhos

| Rhoshirwaun

Pwllheli | LL53 8HP

Guide price £399,950

Nestled in the picturesque village of Rhoshirwaun, Pwllheli, Ty'n Rhos is a charming detached house that offers a unique blend of rural tranquillity and modern living. This spacious property, built in 1872, spans an impressive 915 square feet and is set within 6 acres of beautifully maintained land, providing breathtaking views of the stunning Llyn Peninsula.

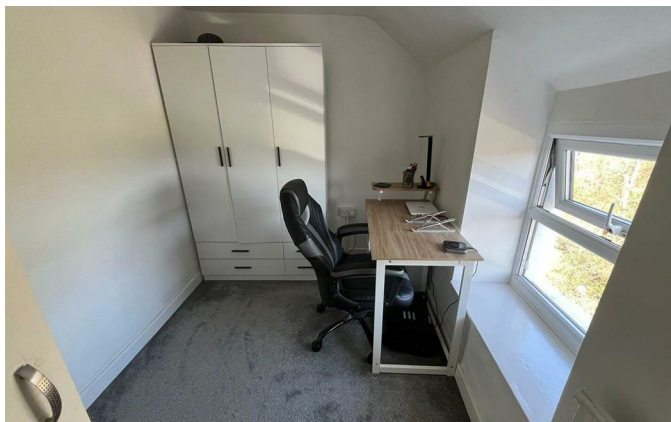
Ty'n Rhos boasts three well-appointed bedrooms and two reception rooms, making it an ideal family home or a peaceful retreat. The current owners have meticulously refurbished the property, transforming it into a dream equestrian residence. With excellent equestrian facilities, including stables and various outbuildings, this home is perfect for horse enthusiasts or those seeking a lifestyle surrounded by nature.

The property is conveniently located, offering easy access to Aberdaron and the surrounding areas, which are famous for their sandy beaches and scenic coastal paths. The local amenities ensure that all your daily needs are within reach, while the secluded setting provides a sense of privacy and peace.

The land is thoughtfully divided into five enclosures, with a private access track leading from the public highway to the main house, enhancing the sense of seclusion. The genuine reason for sale is due to relocation, presenting a rare opportunity to acquire a beautifully renovated home that is ready for you to move in and enjoy.

Ty'n Rhos is not just a house; it is a lifestyle choice, offering the perfect blend of comfort, space, and equestrian potential in one of the most beautiful parts of Wales.

- 3 spacious bedrooms
- 2 modern bathrooms
- 2 cosy reception rooms
- Detached house, 915 sq ft
- Built in 1872, historic charm
- Set on 6 acres of land
- Stunning Llyn Peninsula views
- Equestrian facilities included
- Close to Aberdaron beaches
- Viewing highly recommended



Ty'n Rhos is an impressive detached residence set within approximately 6 acres of private land, enjoying far-reaching views across the stunning Llyn Peninsula. This beautifully presented home offers three well-proportioned bedrooms, together with a range of stables and outbuildings, creating an exceptional, ready-to-move-in equestrian property.

The current owners have carried out an extensive programme of refurbishment, thoughtfully transforming Ty'n Rhos into a superb equestrian home finished to a high standard throughout. Offered for sale due to relocation, this presents a rare opportunity to acquire a stylishly improved property with excellent facilities.

Situated in the rural village of Rhoshirwaun, on the south-western edge of the Llyn Peninsula, Ty'n Rhos benefits from a peaceful yet accessible location. The nearby village of Aberdaron and surrounding coastline are renowned for their sandy beaches, scenic coastal paths, and a range of local amenities.

Externally, the land is well laid out into five paddocks, ideal for equestrian or smallholding use, with a private



## ACCOMODATION

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

## SERVICES

Mains Electricity and Water

Oil central heating and Rayburn

Septic Tank

## METHOD OF SALE

The property is to be sold by conditional online auction. The closing date of the auction will be 5th Auction June 2026.

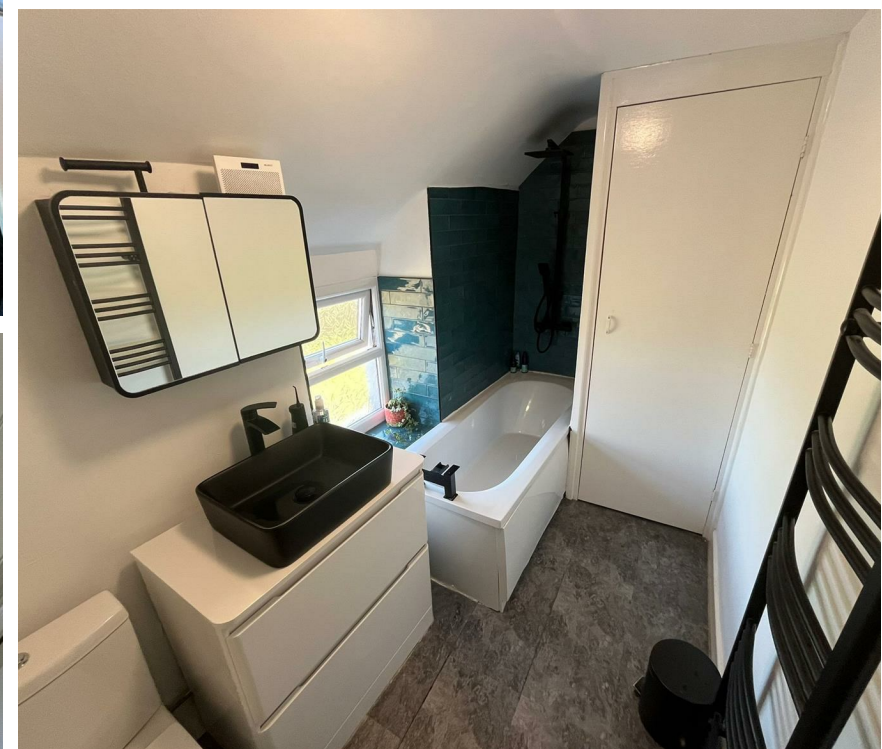
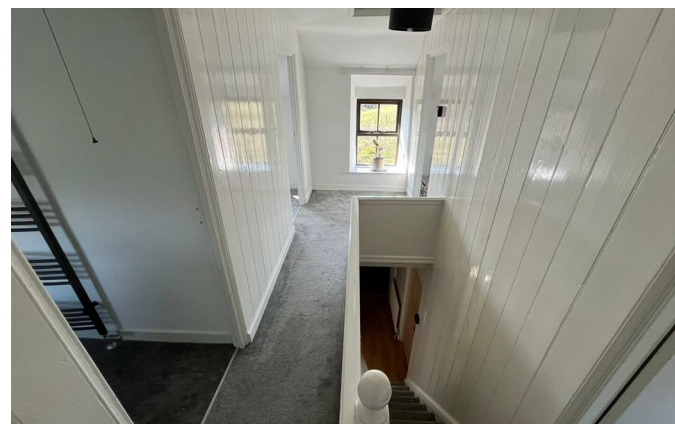
Auction is held on Bamboo Proptech Auctions website. Refer to the listing there for more information.

## FEES

A non refundable reservation fee of £4,800 (£4,000 plus VAT) is payable at the fall of the gavel. This will fee will pay the auctioneers buyers premium and for website hosting fees.

For more information refer to the Bamboo Auctions Listing or contact the auctioneer.





## LEGAL PACK

A copy of the legal pack is available on the Bamboo Auction property listing. Alternatively contact the selling agents.

Searches have been submitted and are awaited. The Local Authority search is anticipated to be returned on or around 10 June 2026, with the Drainage and Water search expected on or around 19 May 2026. These dates are provided as estimates only and may be subject to change depending on the relevant authorities' turnaround times.

## VENDOR'S SOLICITORS

Stephanie Ellis  
Gamllins Law  
103 High Street, Porthmadog, Gwynedd, LL49 9EY

[Stephanie.Ellis@gamllins.com](mailto:Stephanie.Ellis@gamllins.com)

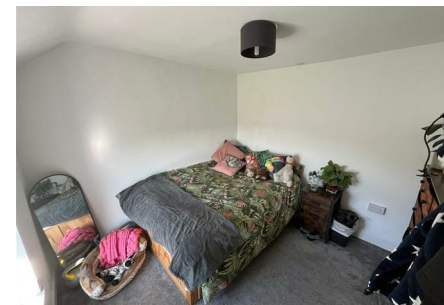
## DIRECTIONS

From Pwllheli, head towards Aberdaron. In Rhoshirwaun 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.

What 3 Words - [///duke.screening.gold](http://duke.screening.gold)

## SFS/BPS ENTITLEMENTS

No entitlements are included in the sale of this land.





### **PLANNING**

There are no active planning applications in place in relation to the property. The property is located outside the Local Development Boundary.

### **WAYLEAVES, EASEMENTS & RIGHTS OF WAY**

The property will be sold subject to and with the benefit of all wayleaves, easements and rights of way whether mentioned in these particulars or not.

### **TENURE & POSSESSION**

The freehold of the property is offered with vacant possession on completion of sale. The vendors hold possessory title over the property.

### **LOCAL AUTHORITY**

Gwynedd County Council

### **VIEWINGS**

Strictly by confirmed appointment with the vendor's agents, Baileys & Partners – 01248 893777



## HEALTH & SAFETY

Given the potential hazards of a farm, we ask you to be as vigilant as possible when making your inspection for your own personal safety.

## DISCLAIMER

These particulars, whilst believed to be accurate, are set for guidance only and do not constitute any part of an offer or contract. Intending purchasers or purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise of their accuracy. No person in the employment of Baileys & Partners has the authority to make or give any representations or warranty in relation to the property.





Council Tax Band C    EPC Rating F

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		29	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



M-Sparc Gaerwen  
 Anglesey  
 LL60 6AG  
 01248 893 777  
[enquiries@baileysandpartners.co.uk](mailto:enquiries@baileysandpartners.co.uk)