



Tyddyn 4 Erw | 5 Llofft | 4 Acres | 5 Bedroom Smallholding
Pen Rhos, Rhosfawr
Pwllheli, LL53 6UU

£450,000
www.lwhproperty.com



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Pen Rhos is a four-acre smallholding in Rhosfawr, occupying a rural yet convenient position with far-reaching countryside views. The property offers five bedrooms in total, divided between the main house and a self-contained annex, and includes a garage, workshop and a range of outbuildings.

Presented as a rare opportunity, it is less than a mile from Y Ffor and provides ample space for families or those seeking annex or separate accommodation. The land is divided into three fields, all located to the front of the property, with a driveway from the road, a side garden, and farm buildings in the northeast corner of the plot. A separate rear entrance provides access to the garage and workshop. Stunning location, surrounded by open countryside with the Eifl mountain range and the Cambrian coastline visible in the distance.

Mae Pen Rhos yn dyddyn pedair erw wedi'i leoli yn Rhosfawr, mewn safle gwledig ond cyfleus gyda golygfeydd gwledig. Mae'r eiddo yn cynnig pump ystafell wely, wedi rhannu rhwng y prif dy a anecs, garej, gweithdy a nifer o adeiladau allanol.

Lleoliad cyfleus iawn llai na milltir o'r Ffor. Mae'n cynnig digon o le i deulu a prynwyr sydd yn chwilio am anecs neu lety ar wahân. Mae'r tir wedi rhannu i dri cae i gyd wedi'i leoli o flaen yr eiddo, gyda dreif yn arwain o'r ffordd, gardd i'r ochr ac adeiladau fferm yng nghornel dwyreiniol y plot. Mae mynedfa ar wahân i gefn yr eiddo sydd yn darparu mynediad i'r garej a'r gweithdy.

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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



Pen Rhos has been meticulously maintained and presents a property with abundant potential to modernise and adapt to an individual buyer's needs, making full use of the land and outbuildings. ***Pen Rhos provides the following accommodation:***

Ground Floor:

Central Hallway
 Living Room - 4.68m x 3.30m (max)
 Dining Room - 4.68m x 2.10m (max)
 Kitchen - 4.46m x 2.78m
 Utility Room 1 - 2.78m x 1.51m
 Sun Room - 3.50m x 3.22m
 Utility Room 2 - 3.97m x 2.84m
 Store - 2.84m x 1.44m

First Floor:

Landing
 Bedroom 1 - 3.10m x 2.76m
 Bedroom 2 - 4.67m x 3.31m (max)
 Bedroom 3 - 4.67m x 2.92m (max)
 Shower Room: 2.00m x 1.47m

Annexe:

Kitchen/Living/Diner - 5.30m x 5.11m
 Shower Room - 2.40m x 1.74m
 Bedroom 4 - 3.02m x 2.69m
 Bedroom 5 - 2.69m x 2.51m

Outbuildings include the detached garage and adjoining workshop with the timber framed barns located in the corner, with direct access to the land.

The two parcels fronting the property represent excellent quality mowing and grazing land with convenient access with the Southern most parcel beneath representing grazing land fronting the adjoining river.

The house is of traditional construction, pebble-dashed under a part slate and felt flat roof construction. The flat roof has been recently renewed and insulated.

***Double Glazed Windows (UPVC) Air Source Heat Pump with PV Solar Panels
 EPC: Under Assessment | Council Tax Band: D | Mains Water and Drainage***

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Approximate Gross Internal Area
4596 sq ft - 427 sq m

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

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

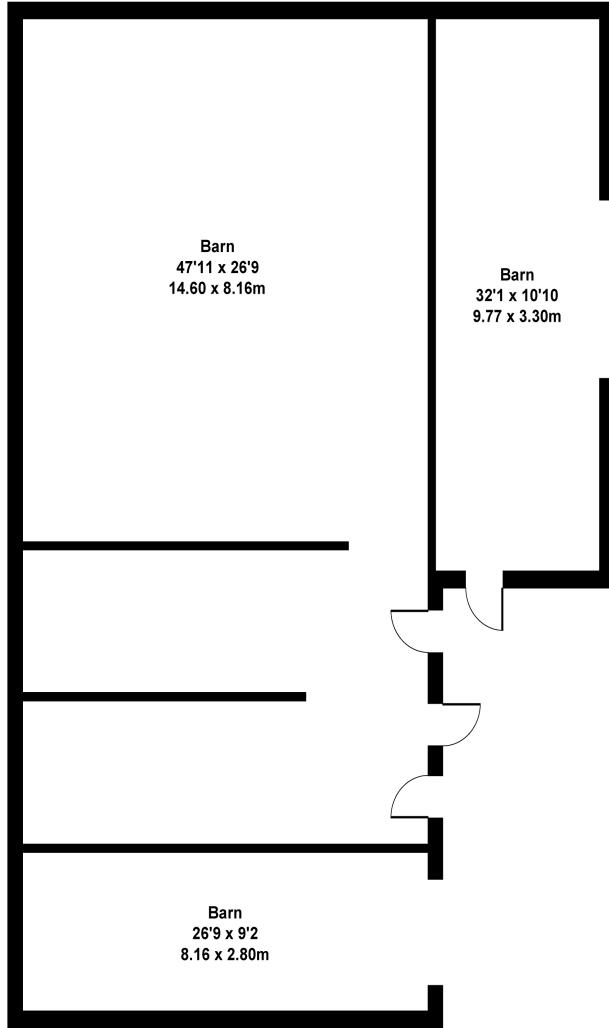
Boundaries: Purchaser shall be deemed to have full knowledge of all boundaries and neither the Vendor nor Vendors Agents are responsible for defining the boundaries or ownership thereof.

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.

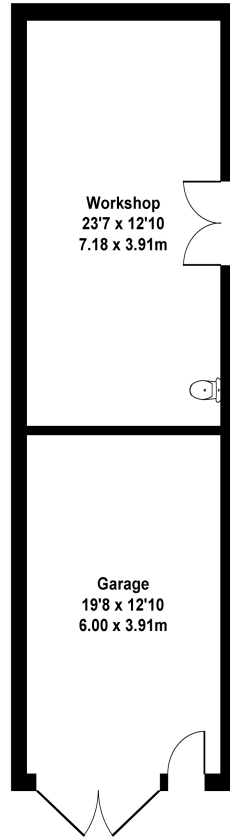
Easements, Wayleaves and Rights of Way: The land is sold subject to all the benefits of all wayleaves, easements, right of way and third party rights, whether mentioned in the particulars or not.

Viewing: Strictly by appointment only.

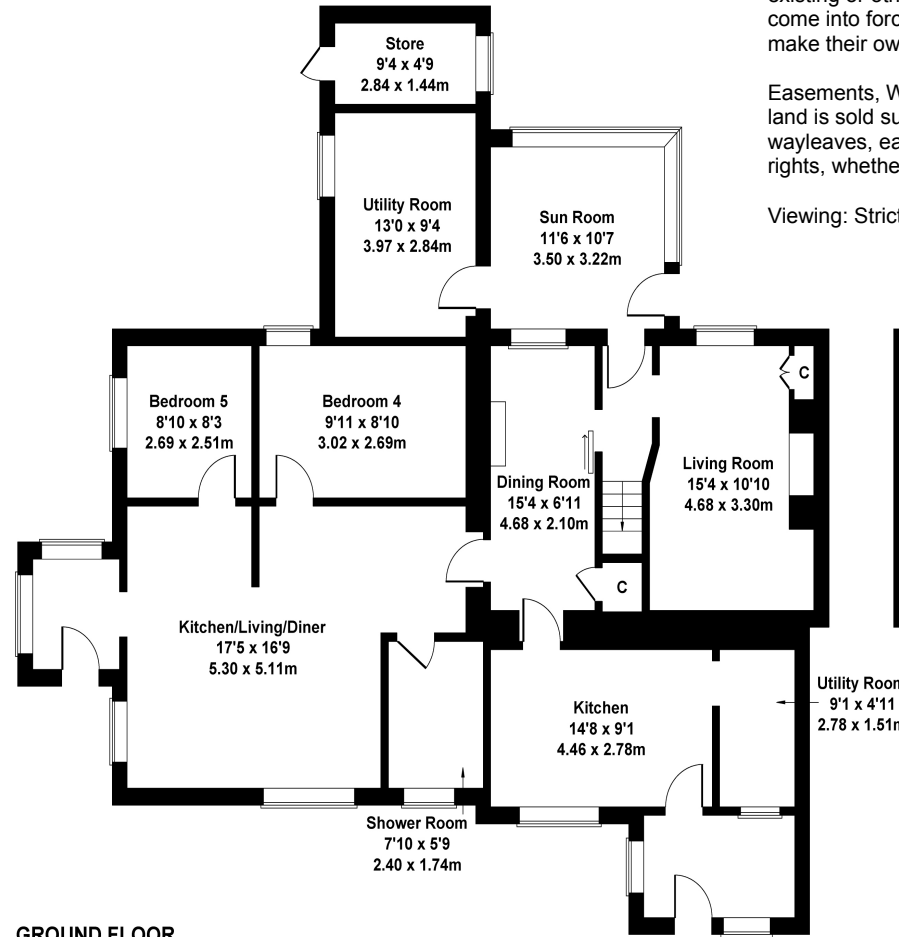
Directions: From Y Ffor, head towards Rhosfawr in the direction of Boduan along the B4354. Continue through the 40 mph zone past Llwyn Ffynnon Caravan Park. Take the next left-hand junction before the right-hand bend, marked by a post box and bus stop. Follow the single-track lane for 500 yards; Pen Rhos is on the left.



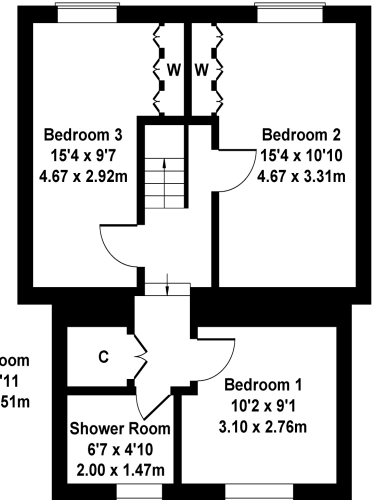
OUTBUILDING



GARAGE



GROUND FLOOR



FIRST FLOOR

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