



Tir ac Eiddo

LWH

Land and Property

Lloyd Williams & Hughes

Traditional Stone Building within 14 acres in Eryri (Snowdonia) National Park, North Wales

Maes y Llech Uchaf, Cwmystradllyn

Gwynedd, LL51 9BQ

£105,000

www.lwhproperty.com



Maes y Llech Uchaf, Cwmystradllyn, Gwynedd, LL51 9BQ

An exceptional opportunity to acquire a traditional stone building set within approximately 14 acres of land, tucked beneath the Cwm Ystradllyn Reservoir in the heart of Eryri (Snowdonia) National Park. This secluded rural holding enjoys uninterrupted panoramic views across the surrounding countryside and distant mountain ranges.

Cyfle unigryw i fod perchen adeilad carreg wedi'i leoli mewn tua 14 erw o dir ger Cwm Ystradllyn ym Mharc Cenedlaethol Eryri. Mae'r daliad gwledig hwn yn mwynhau golygfeydd panoramig ar draws gefn gwlad a'r mynyddoedd cyfagos.

Maes Y Llech Uchaf is surrounded by the slopes of Mynydd Gorllwyn and Moel-Ddu, with distant views of the coastline and the mountain landscapes of Eryri (Snowdon).

Originally a 'crog loft cottage/barn in need of repair, the current owner has meticulously restored the building in the 2010s featuring traditional whole tree trunk purlins (and roof trusses), new rafters and local slate roofing. The cottage sits within a sheltered hollow with a stream running through the land.

To the south of Maes Y Llech Uchaf are two good-quality parcels of grazing land; to the north the terrain is more undulating with rock outcrops, offering valuable habitat and conservation interest.



The land is presently grazed by an adjacent farmer with the holding fulfilling the minimum land requirements for the Rural Payment Wales Subsidy scheme.

The public highway approaches to within approximately 100 yards of Maes Y Llech Uchaf, with two tracks across the holding: one leading to neighbouring Maes y Llech Ganol and a private track providing direct access to the building. The site lies approximately 3 miles from the A487 junction for Cwm Ystradllyn near Tremadog, about 6 miles from Porthmadog and 15 miles from Caernarfon.

A public footpath runs alongside the track to Maes y Llech Ganol, which lies in excess of 100 metres from Maes y Llech Uchaf, ensuring privacy.

Building Schedule (East to West):

Room 1 - 5.81m x 4.39m
Featuring 40" chimney with Oak Beam Steps + Door leading to:

Room 2 - 4.39m x 4.50m
External Doors to both rooms.
Concrete flooring within both rooms.

Land Schedule:

SH5643 0701 – 0.87 Ha
SH5643 2800 – 3.74 Ha
SH5642 1694 – 1.13 Ha
5.74 Hectares | 14.18 Acres

The building is of traditional stone construction under slate roof covering. The property has been restored by the current owners in 2010s.



Tenure:

We understand that the tenure of this property is Freehold.

Directions:

Approaching from the West, along the single track lane from Golan to Prenteg, shortly after a lake called Llyn Du comes into sight, on a sharp 90 deg right bend, turn off left onto a track over a cattle grid into the property, at the sign on top of a wall "Maes Y Llech".

What3Words:

///flames.shackles.enlarge

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 NP2/16/412/C and NP2/16/412/D

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.

Basic Payment Scheme:

Entitlements are not included within the sale, however may be included by separate negotiation.

Viewing:

Strictly by appointment only.

EPC: N/A | Council Tax Band: N/A | Rates: N/A