Tudor

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Penrallt Isaf, Clynnog Fawr, LL54 5NS

£250,000

- Traditional Farmhouse
- In all extending 1.63 Acres or thereabouts
- Exciting Renovation Project
- Grade II Listed - Three Bedrooms
- Rural Location With Spectacular Views
- Gardens & Orchard, Range of Outbuildings







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Tudor Estate Agents are proud to present this three bedroom traditional farmhouse with outbuildings and paddocks for sale. Occupying an elevated rural setting and the benefit of spectacular rural and sea views. In all extending 1.63 acres or thereabouts (see plan). Requiring modernisation and renovation throughout, the property offers an exciting opportunity to create a wonderful country residence whilst retaining its wealth of character and traditional features. Of particular note is the impressive inglenook fireplace, which serves as a focal point and reflects the property's heritage and charm.

The accommodation briefly comprises: Porch. Dining Area. Parlour. Pantry. Kitchen. Living Room. Bathroom. Three Bedrooms. The accommodation provides well proportioned living space and offers excellent potential for enhancement to suit modern family living.

Externally, the property stands within generous gardens and grounds and adjoining paddocks. There is also an extensive range of traditional outbuildings offering considerable potential for a variety of uses, subject to any necessary consents.

Enjoying a peaceful countryside location with outstanding rural views in every direction, the property presents a rare opportunity to acquire a character farmhouse with land, outbuildings and immense potential on the North Coast of the beautiful Llyn Peninsula

Viewing is highly recommended to appreciate the property's character, grounds, views and future potential.

NOTE: Please see viewing arrangements.

This property is Grade II listed reference number 82032 and 82033

GROUND FLOOR

Porch

Dining Area 12'9 x 15'11 (3.89m x 4.85m)
Tiled floor.

Parlour 10'8 x 11'2 (3.25m x 3.40m)
Fireplace with multi fuel stove.

Pantry 10'9 x 3'9 (3.28m x 1.14m)

Kitchen 8'11 x 11'11 (2.72m x 3.63m)
Open beams. Belfast sink.

Living Room 16'7 x 16'8 (5.05m x 5.08m)
Vaulted ceiling with open beams. Inglenook fireplace with log burner stove. Ladder access to crog loft. Door to:-

Bathroom 12'0 x 5'11 (3.66m x 1.80m)

FIRST FLOOR

Landing

Bedroom 10'7 x 16'0 (3.23m x 4.88m)

Bedroom 13'11 x 8'0 (4.24m x 2.44m)

Rear Bedroom 10'9 x 7'6 (3.28m x 2.29m)

OUTSIDE

Range of outbuildings forming two sides to the central courtyard. Generous gardens and grounds and adjoining paddocks. In all extending 1.63 acres or thereabouts (see plan).

SERVICES

We understand that mains electricity is connected to the property. Private drainage. Prospective purchasers should make their own enquiries as to the suitability and adequacy of these services.









Tudor

Plas Y Ward, Y Maes, Pwllheli, Gwynedd, LL53 5DA
T: 01758 701 100
E: info@huwtudor.co.uk
www.huwtudor.co.uk

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TENURE

We understand that the property is freehold with vacant possession available on completion.

VIEWING ARRANGEMENTS

Due to the isolated nature of the property we will be arranging group viewings to both Penrallt Isaf and Hafod y Wern. Please contact our office for more information.

Grade II listed

https://cadwpublic-api.azurewebsites.net/reports/listedbuilding/FullReport?lang=&id=82032

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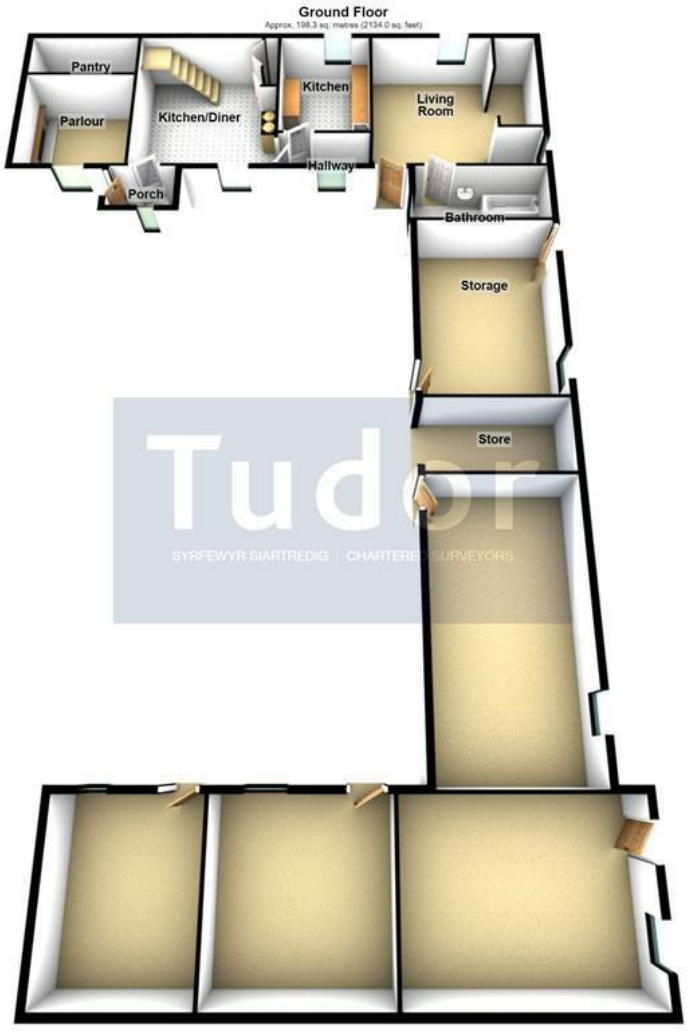


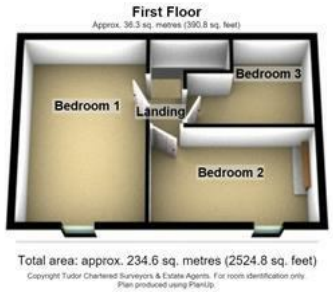


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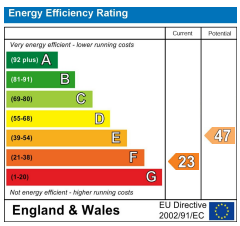
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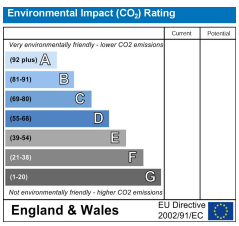




Total area: approx. 234.6 sq. metres (2524.8 sq. feet)

WARNING - ACCESS BY FOUR WHEEL DRIVE ONLY From Clynnog Fawr proceed up the hill in the direction of Capel Uchaf take the first right turning and continue past Bryn Signi Uchaf and then take the first right turning past Bryn Golau and then through the gate, leave all gates as found, along the track arriving at Hafod Y Wern and proceed through the farmyard and then along the track, take the first left turning at the end of the track, walk through the gate up to Penrallt Isaf. Ordnance Survey Reference: SH 416-493. There is a quicker route to Hafod Y Wern and Penrallt Isaf from Clynnog but only suitable for rough terrain four wheel drive vehicles, see plan. What 3 Words ///axed.clerk.bonnet





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PLAN FOR IDENTIFICATION PURPOSES ONLY

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All plans will show approximate position of the boundaries only and have been produced to identify the location of the property. The boundaries have not been surveyed and we have not inspected title documentation to verify the accuracy of the information provided Any plans included should not be relied upon for any purpose other than to establish the location of the property.

NOT TO SCALE



TUDOR
Chartered Surveyors
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