



**Penrhiw , Rhydymain**  
**Dolgellau Powys LL40 2BD**  
**Guide price £2,250,000**



An extensive upland farm extending to 596 acres or thereabouts comprising of a large and extended 5 bedroomed traditional stone farmhouse together with a range of both modern and traditional outbuildings.

PENRHIW FARM  
RHYDYMAIN  
DOLGELLAU  
GWYNEDD  
LL40 2BD

**SITUATION**

Penrhiw Farm is situated towards the southern edge of the Snowdonia National Park just off the main A497 trunk road some 10 miles further inland from the pretty market town of Dolgellau. Dolgellau is popular with local and tourists alike due to its strategic location close to the Cader Idris and Aran Fawddwy mountain range and the Mawddach Estuary.

Chester and Wrexham are approximate 55 and 40 miles travelling distance providing access to M53 and then M6.



**DESCRIPTION**

Penrhiw is an unspoilt upland farm of approximately 596 acres. The land down to permanent pasture with extensive areas of woodland and un-improved mountain grazing. The topography of the land is best highlighted in the drone photography.

The farmhouse has been extended by the vendor and is highlighted on the floorplan attached these sale particulars. Prospective purchasers will note that part of the accommodation is suitable as an annex or holiday let.

The two modern outbuildings are multi purposes and ideal for stock management.

Prospective purchasers will appreciate during their inspection the accessibility of the farm with council maintained road from Rhydmain to the homestead over a distance of approximately ½ a mile.



**SINGLE FARM PAYMENT**

No single farm payment are included in the sale. They may be available by separate negotiation.

**IN GOING**

The purchaser will be required to purchase approximately 400 head of hefted Welsh Mountain breeding ewes and replacement ewe lambs at market value prior to completion.

**SPORTING RIGHTS & MINERAL RIGHTS**

The mineral rights are held by a third party. Any sporting rights are included in the sale.

**TENURE**

The property is sold Freehold with vacant possession on completion.

The land is currently let under a short grazing licence with vacant possession forth coming and confirmed before exchanged contracts.

**FIXTURES AND FITTINGS**

Items mentioned in the sale particulars are included in the sale.

**BOUNDARIES, ROADS AND FENCES**

The purchasers shall be deemed to have full knowledge of the boundaries and neither the vendor nor the selling agents will be responsible for the defining ownership there of.

**METHOD OF SALE**

Penrhiw is offered for sale as a whole by Private Treaty.

**RIGHTS OF WAY**

The farm will sold subject to any way leaves, public or private rights of way, easements and covenants and all out goings whether mentioned in the sale particulars or not.

**LOCAL AUTHORITY**

Gwynedd County Council and the Snowdonia National Park Authority.

**SERVICES**

Mains electricity. Private water and drainage.

**PLANNING MATTERS**

The farm will be sold subject to any development plan, tree preservation orders and the purchaser(s) through the solicitors will be deemed will have full knowledge of these and have satisfied themselves as to the effects such matters have on the property.

**ENVIRONMENTAL SCHEME**

The farm is not currently in any environmental scheme due to the uncertainty concerning the future level of support through the Welsh Government. We are advised that the farm has historically been in the Glastir scheme.

**VIEWING**

Please contact the sole selling agents in order to arrange an appointment to inspect the farm; Aled Ellis & Co, 16 Terrace Rd, Aberystwyth. 01970 626160 or sales@aledellis.com

**DIRECTIONS**

What3words – gender.workflow.screen  
(OS Grid Ref: SH 81228 22862)  
The land abuts the main A494 trunk road.

At the village of Rhydymain turn off the trunk road near the village hall (not the bottom access) Turn RIGHT near the village hall and keep to the right to the homestead.

**Prospective purchasers please note -**

Aled Ellis & Co Ltd have prepared and issued these sales particulars in good faith and for guidance purposes only. There intended to give a fair description but do not constitute part of any offer or contract and if there are any inconsistencies between the sale particulars and the contract the information on the contract shall prevail.

**SALES PARTICULARS**

**THE FARMHOUSE**



Penrhiw Farmhouse is of traditional stone and slate in keeping with most farmhouses in the area. The farmhouse has been extended over the years to provide for spacious accommodation which is south facing and with superb views over the surrounding countryside.

The accommodation and room dimension are highlighted on the attached floorplan. You will note that the property can easily be utilised as two separate dwellings or part holiday accommodation if so desired.



The commodious accommodation provides for  
Reception hallway



Large Kitchen with a good range of base and eye level units and breakfast area. Original features have been retained

such as stone fireplaces and exposed beams.

In total there are 3 reception rooms one of which has 3 sets of French doors leading to the garden taking advantage of the superb views which are on offer.

There is also shower room on the ground floor.





The first floor accommodation provides for 5 double bedrooms together with family bathroom. In addition there is a large kitchen/ living room with separate access to the rear part of which can be a separate annex as previously described.

The immediate external grounds especially to the fore have been well looked after with patio areas with views towards Cader Idris and beyond. The low maintenance front garden is well stocked with shrubs and trees as highlighted in the photographs.



## THE OUTBUILDINGS



Convenient but not intrusive to the farmhouse comprising of:  
 Traditional outbuilding 27' x 23' approx.  
 2 steel portal framed outbuildings  
 General purpose outbuilding 30' x 60' utilised as a work shop and implement store  
 A large modern outbuilding 60' x 115' currently laid out for sheep/ lambing and handling.

## THE LAND

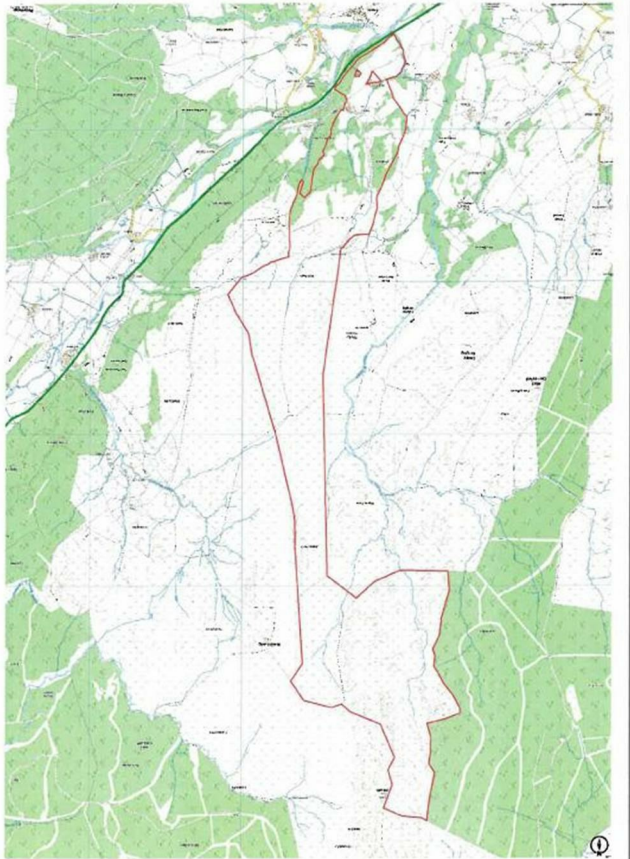


The land in total extends to 596 acres or thereabouts being

a mixture of permanent pasture, woodland and un-improved mountain grazing. The land as highlighted on the plan extends from the A494 trunk road which is approximately 150 metres above sea level up to approximately 550 metres above sea level on the further most mountain which is to the north of the homestead.



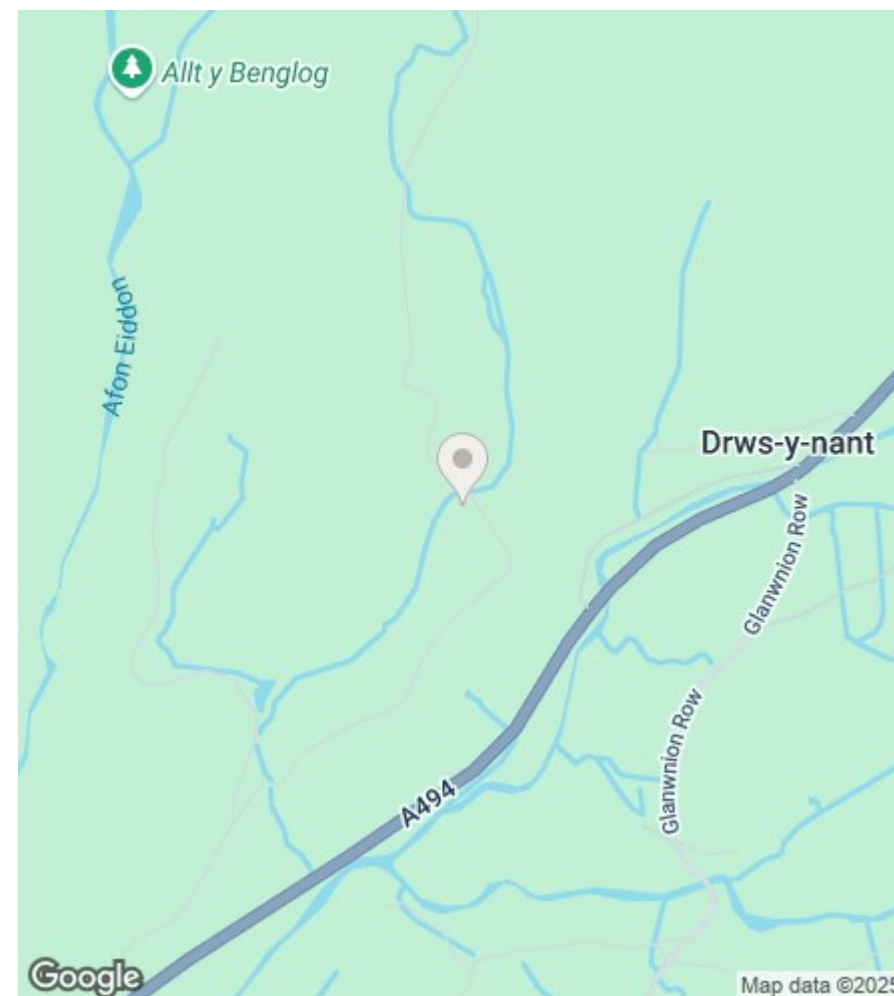
PENRHIW PLAN







Penrhiw, Rhydyrnain, DOLGELLAU



| 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                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) A   |                         |           |
| (81-91) B   |                         |           |
| (69-80) C   |                         |           |
| (55-68) D   |                         |           |
| (39-54) E   |                         |           |
| (21-38) F   |                         |           |
| (1-20) G  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales   | EU Directive 2002/91/EC |           |

16 Terrace Road, Aberystwyth, Ceredigion SY23 1NP  
Tel/Ffon: 01970 626160  
Email/E-Bost: sales@aledellis.com