

Lloyd Williams & Hughes

Syrfewyr Gwledig

Rural Property Surveyors

Tyddyn Perthi, Groeslon, Caernarfon LL54 7DP

Ty Fferm, Adeiladau Amaethyddol a 10.92 Acer o Dir

Farmhouse, Range of Farm Buildings and 10.92 Acre Smallholding

For Sale by Informal Tender - Closing Date: 24/9/2020

Tyddyn Perthi, Groeslon, Caernarfon LL54 7DP

For Sale by Informal Tender

Tyddyn 10.92 acer efo'r Opsiwn o 5.43 Acer Ychwanegol

10.92 acre Smallholding with Option for a Further 5.43 Acres

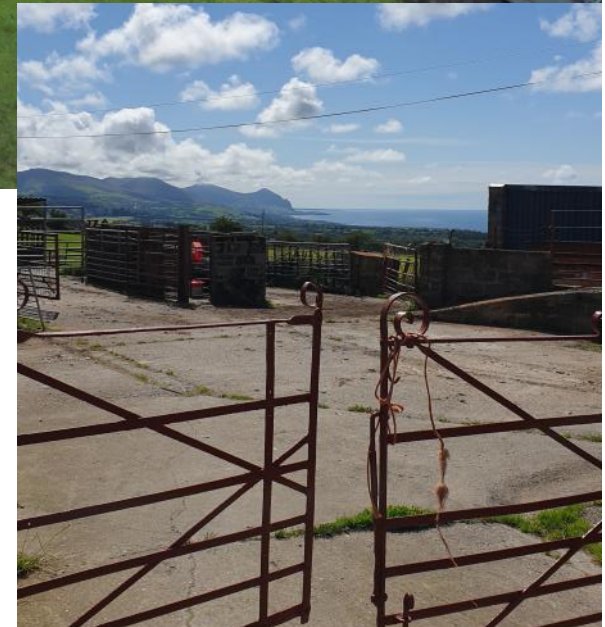
Tyddyn Perthi has uninterrupted view over the surrounding countryside towards Caernarfon Bay and Anglesey Beyond.

The Property has a 4 Bedroom traditional farmhouse and extensive range of traditional and modern farm buildings.

The property has been used for the rearing of sheep and beef cattle for many years.

Tyddyn Perthi, Groeslon, Caernarfon LL54 7DP

Ty Fferm / Farmhouse



Tyddyn Perthi, Groeslon, Caernarfon LL54 7DP

Ty Fferm / Farmhouse

The Farmhouse is built of stone elevations under a pitched slate roof for the most part and offers the following accommodation:

Ground Floor

Front Entrance door to hallway with stairs to 1st floor

Dining Room 6.21m x 2.55m

Feature fireplace, Radiator, Built in cupboard and storage area.

Lounge 3.80m x 3.66m

Feature fire place with gas fire, radiators.

Kitchen 3.46m x 2.21m

Fitted Base and Wall Units with integrated stove and extractor hood.

Under Stairs Storage

Rear Porch 1.90m x 1.53m

Worcester Greenstar Combination Boiler.

Utility 3.62m x 1.70m

With polycarbonate roof and upvc windows.

1st Floor

Landing

Bedroom 1 2.97m x 2.52m

Radiator

Bedroom 2 2.80m x 2.70m

Radiator

Bedroom 3 3.18m x 2.75m

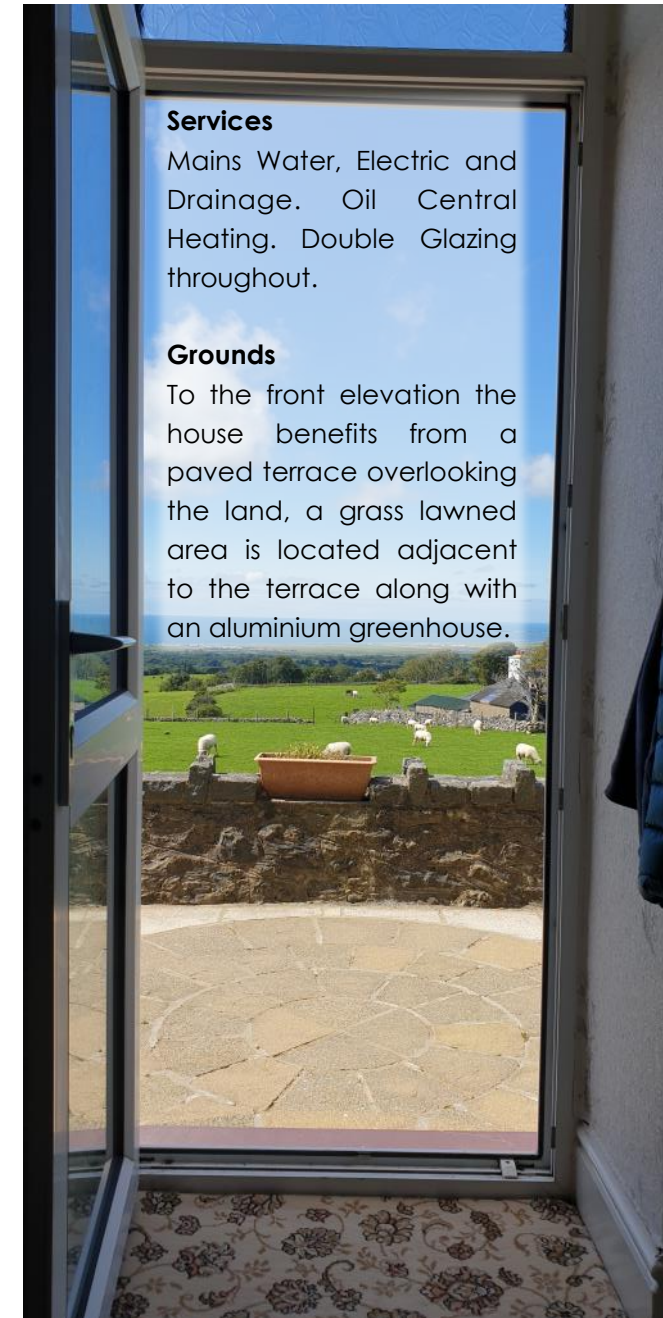
Radiator, Fitted Wardrobe

Bedroom 4 3.15m x 2.63m

Radiator

Bathroom 2.32 x 1.38

WC, pedestal wash hand basin, bath with shower above, radiator.



Services

Mains Water, Electric and Drainage. Oil Central Heating. Double Glazing throughout.

Grounds

To the front elevation the house benefits from a paved terrace overlooking the land, a grass lawned area is located adjacent to the terrace along with an aluminium greenhouse.

Tyddyn Perthi has a mixture of buildings, ranging from stone built buildings to portal framed buildings. The majority of the yard is concreted with concrete track and cattle grid leading to highway.

Farm Buildings at Tyddyn Perthi

Machinery Store 6.1m x 3.3m

Timber frame with corrugated iron roof and cladding.

Hay Barn 11m x 7m

Timber frame with corrugated iron roof and cladding.

Garage / Workshop 5.8m x 4.1m

Block walls with corrugated iron roof.

Garage / Stores 7.3m x 4m (max)

Block wall with box profile roof.

Cow Shed 11.6m x 5.6m

Stone elevation and slate roof.

Comprising of calf box, stable with loft above and cow shed with 4 ties

Dairy 3m x 2.3m

Brick elevations and corrugated roof.

Livestock Shed 10m x 9.8m

Timber frame and corrugated roof

Comprising of 7 cubicles and loose housing.

Cattle Loose Housing 6.8m x 4.6m

Timber frame with corrugated iron roof.

Machinery shed 10m x 5m

Steel frame with box profile roof.

Sheep Shed 18.5m x 12m

Steel frame and box profile roof.

Lambing Pens 10.1m x 6.5m

Block walls with corrugated iron roof

Workshop 8m x 5.1m

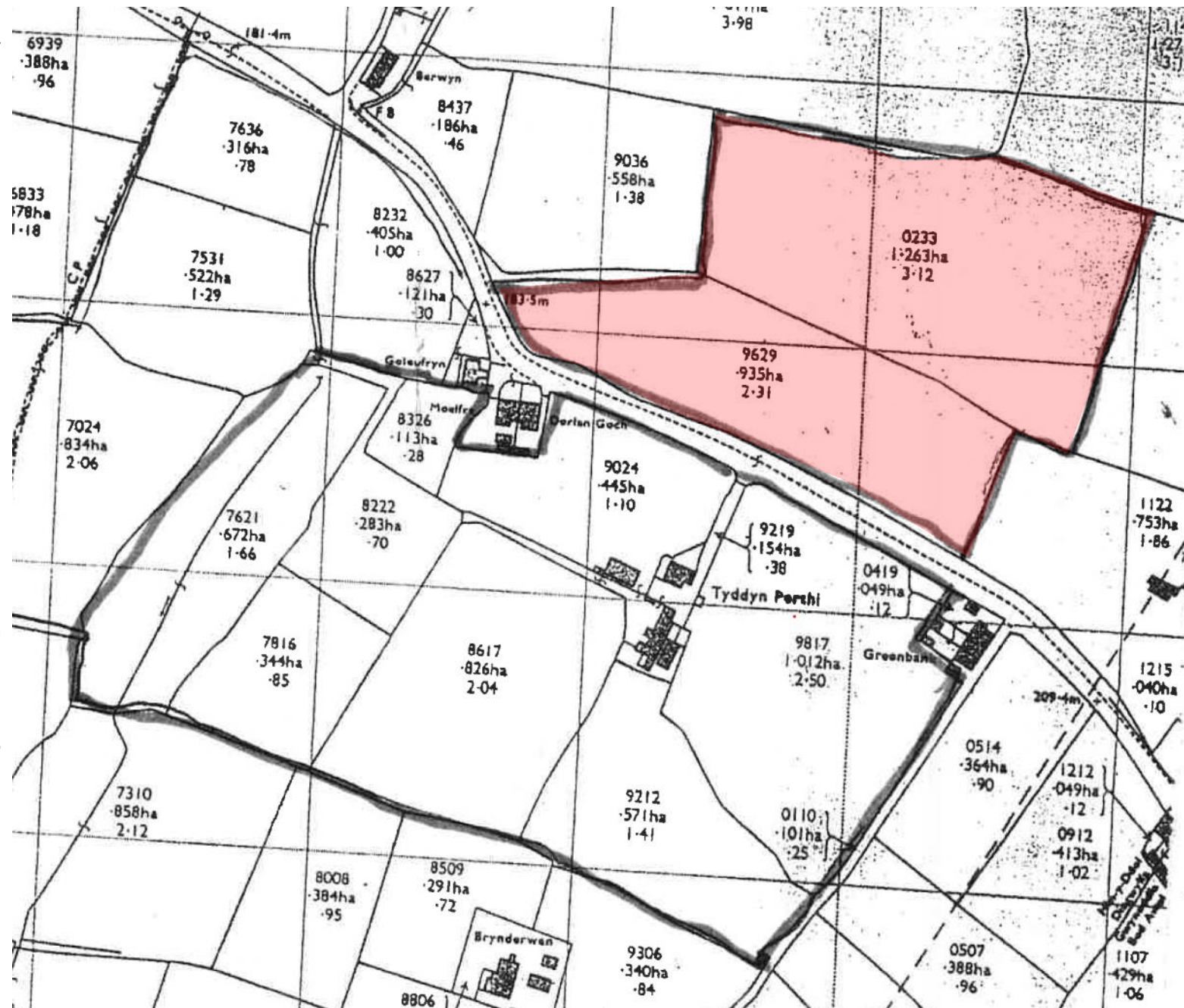
Timber frame with corrugated iron roof

Outside WC



Y Tir / The Land

OS 0233	3.12 ac
OS 9629	2.31 ac
	5.43 ac

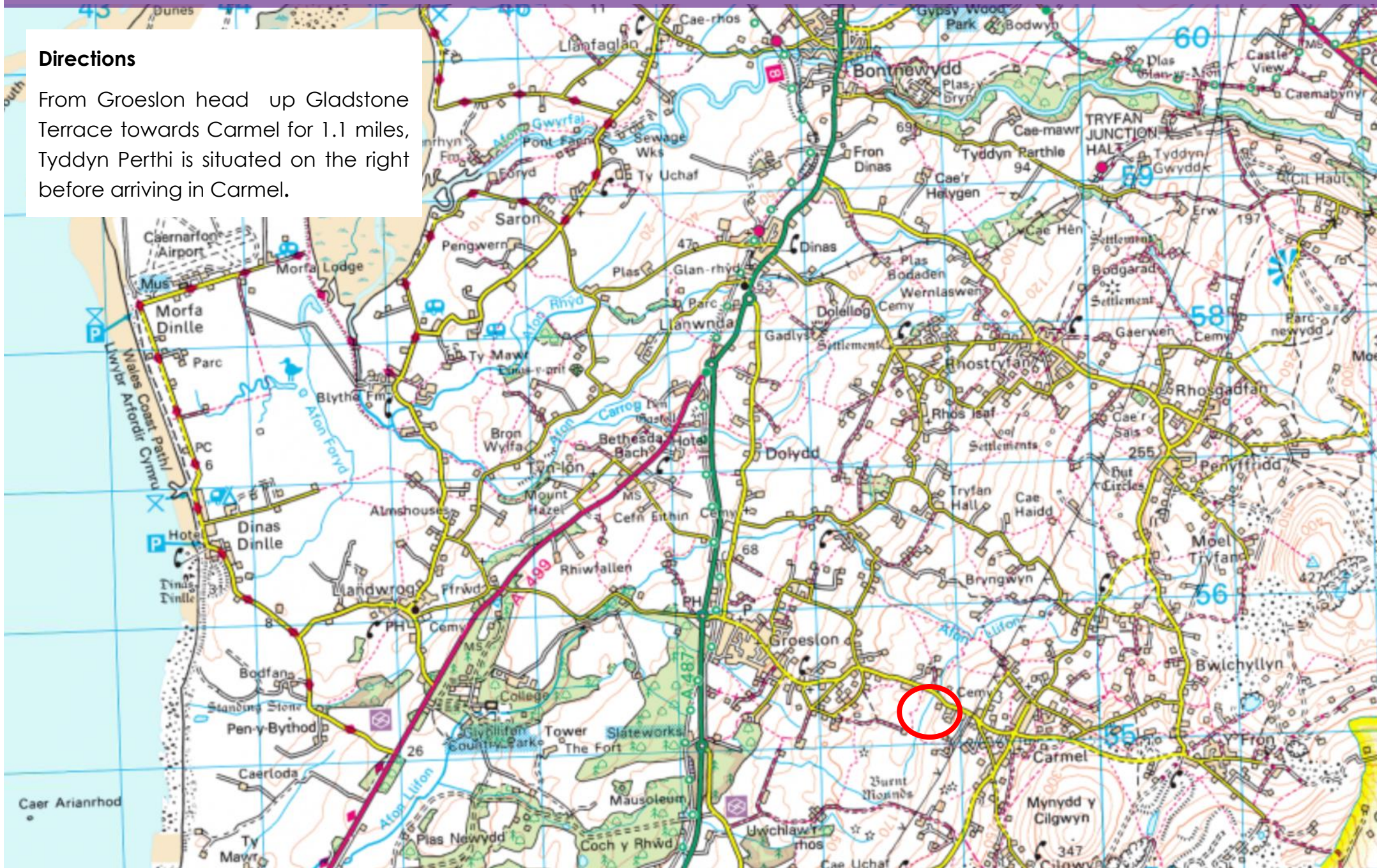


Tyddyn Perthi, Groeslon, Caernarfon LL54 7DP

Lleoliad / Location

Directions

From Groeslon head up Gladstone Terrace towards Carmel for 1.1 miles, Tyddyn Perthi is situated on the right before arriving in Carmel.



IMPORTANT NOTICE:

Lloyd Williams & Hughes and their clients give notice that:-

1. They do not have authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact
2. 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 and the agents have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

EASEMENTS, WAYLEAVES AND RIGHTS OF WAY:

The property is sold subject to all existing easements, wayleaves, public and private right of ways whether specified or not in these sales particulars.

VIEWING:

Strictly by appointment only

LOCAL AUTHORITIES:

Cyngor Gwynedd
Swyddfa'r Cyngor
Caernarfon
Gwynedd

Welsh Water
Kinmel Park Depot
Bodelwyddan
Clwyd

Welsh Assembly
Agricultural Dept
Penrallt
Caernarfon
LL55 1EP

Scottish Power
Narrow Road
Llandudno Junction
Conwy

Email: lwhbryncir@btconnect.co.uk Tel: 01766 530 828
Lloyd Williams & Hughes, Bryncir Auction Centre, Bryncir, Gwynedd LL51 9LX