

Llangybi, Pwllheli,

Offers Over: £595,000

Beresford Adams













Tyn Lon Isaf presents a fantastic opportunity to purchase a 4 - bedroom farmhouse and 3-bedroom holiday cottage (Beudy Canol) all set on a plot of approximately 4 acres. Beudy Canol has been established as a holiday let for a number of years and currently qualifies for business rates relief. Further information regarding the income the cottage generates can be provided.

The whole property has undergone major renovations since 2013, with planning permission secured to create a further holiday unit from the remaining stone barns. (Planning Ref:C14/0045/41/LL)

The main house offers a traditional farm house style kitchen with ample dining space, large 2nd kitchen / utility room, a cosy living room with a feature stone fireplace and log burner, second large reception with dining space, modern wet-room and a home office all to the ground floor.

To the first floor are four well-proportioned double bedrooms, the master features a modern en-suite shower room. There is also a large family bathroom. To the rear is a large garden with stunning countryside views.



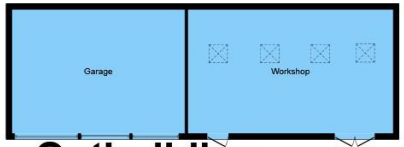




Ground Floor



First Floor



Outbuilding

Total floor area 302.4 m² (3,254 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com







Council Tax Band: **TBC**

Tenure: **Freehold**

Service Charge: **£0**

Years Left on Lease: **0**

Ground Rent: **£0**

Viewing by appointment

T: 01758 614198
E: pwllheli@beresfordadams.co.uk
91 High Street, Pwllheli, Gwynedd, LL53 5RR

Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

Beresford Adams is a trading name of Countrywide Estate Agents, Registered in England Number 00789476. Registered Office Greenwood House, 1st Floor, 91-99 New London Road, Chelmsford, Essex, CM2 0PP. VAT number 500 2481 05

Code: PWL_PWL210170_R6PL_8