Y Beudy (West Barn), Dyffryn Ardudwy, LL44 2RQ

OIRO £180,000

Freehold

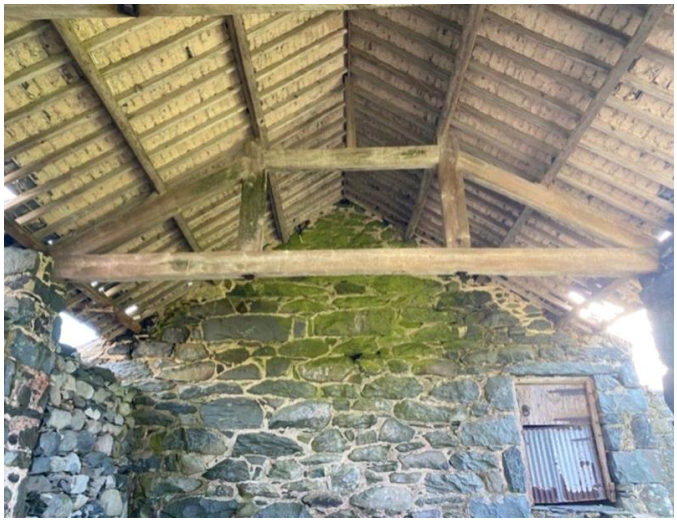
Walter Lloyd Jones
LAND & ESTATE AGENTS
EST. 1905







Details











Details

Architecturally Designed Properties
Grade II Listed
Unique and exciting project
Planning permission granted and ready for development

Located in a prime position
Traditional Stone Property
Planning application ref: NP5/58/LB459A

A unique and exciting opportunity to purchase a completely original and unrestored heritage listed stone barn with detailed planning consent to convert into an unrestricted residential property in a spectacular setting within the Snowdonia.

A unique and exciting opportunity to purchase a completely original and unrestored heritage listed stone barn with detailed planning consent to convert into an unrestricted residential property in a spectacular setting within the Snowdonia National Park. Taltreuddyn Fawr, lying between Dyffryn Ardudwy and Llanbedr, is a set of former barns which have been granted planning permission to be converted into luxury homes. The barns are in an extraordinary setting near the coast, each forming a part of the wonderfully intact historic farm courtyard. There will be only four properties and each one has been individually designed to enhance the character of the historic buildings. The architect developer of the project is retaining one of the buildings for his own use and the remaining three buildings are now for sale.

The architect/developer of the project would be happy to work with purchasers to personalise the design and handle the entire process of design, application for any planning amendments required as well as producing the construction information and administering the construction contract until the home is completed. This would be subject to agreeing costs for the management and construction costs, which are additional to the purchase price of the unrestored buildings.

Alternatively, the purchaser would be free to organise this work separately.

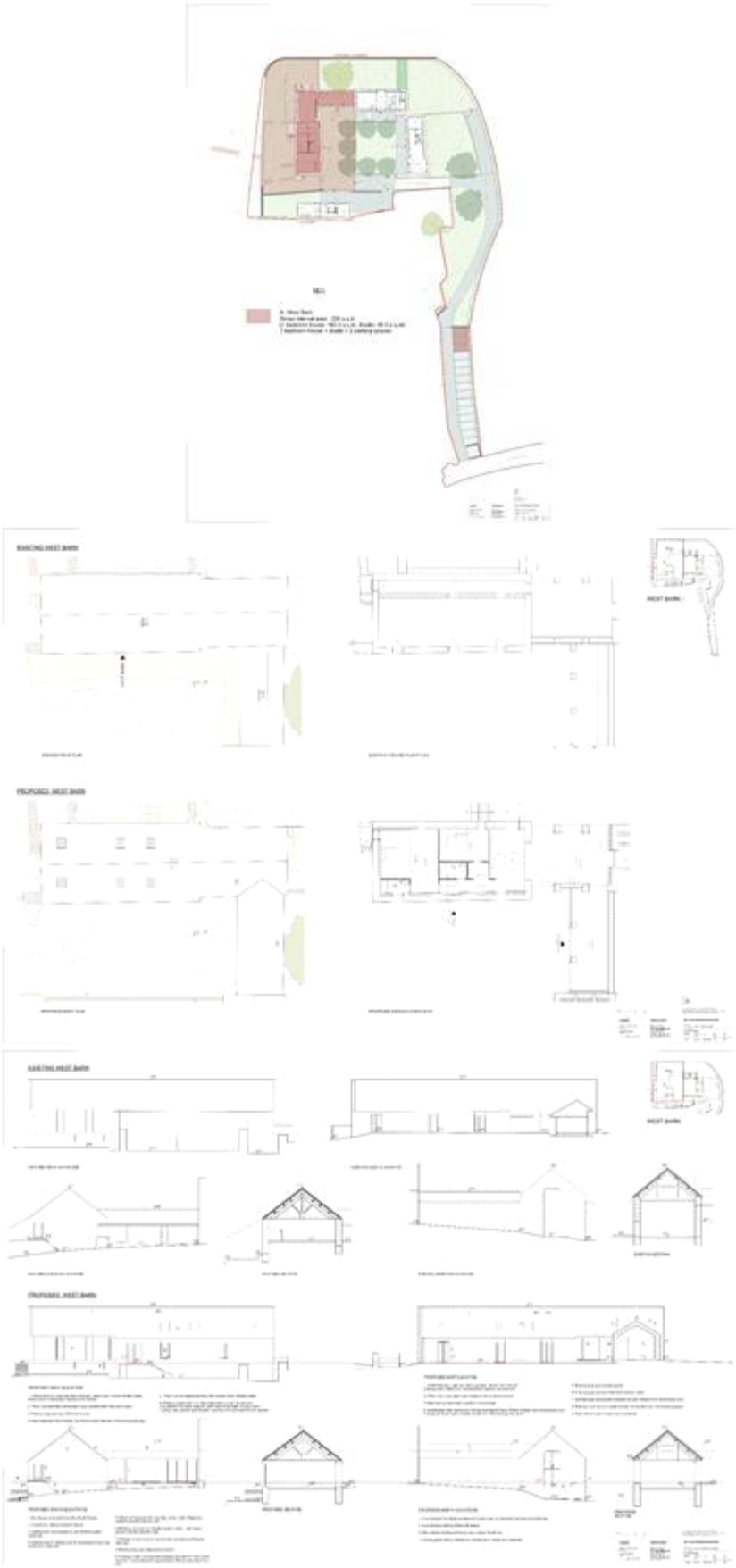
The architect developer will fund the completion of the common parts of the project (car parking area and lane).

Please note that there are three more barns available. Please use the following links to view:
North Barn: https://www.rightmove.co.uk/properties/145285535#/?channel=COM_BUY
East Barn: https://www.rightmove.co.uk/properties/145285538#/?channel=COM_BUY
South Barn: https://www.rightmove.co.uk/properties/145285541#/?channel=COM_BUY

Tenure: Freehold
Freehold plus 1/4 share of the freehold of the common parts

Directions	The Property is situated between the villages of Dyffryn Ardudwy and Llanbedr respectively. The Agent's signage shall direct prospective Purchasers from the Highway.

Extent of the Property	The extent of the properties can be found on the site plan. This will identify the four properties which are available and their respective key on the right hand side.
Viewing Arrangements	Any interested parties should register their interest with the selling agents and book any viewings through Walter Lloyd Jones. Please take note that the Agent nor the Vendors shall not accept liability for any injury sustained by virtue of any unaccompanied viewing.



Location


Llanbedr
Talwrn Bach
Farmhouse & Cottages
2445 (Ardudwy) SQN
Llanbedr
The Mill Caravan
Park & Camping Site
Artro Lodges
A496
Cambrian Clearance
Baileys and Partners
A496
D G Thomas Agri
Google
Map data ©2026

Fixtures & Fittings
The Agents have not tested any apparatus, equipment, fixtures, fittings or services, so cannot verify that they are in working order, or fit for their purpose: neither have the Agents checked the legal documents to verify the boundaries or the freehold/leasehold status of the property. The buyer is advised to obtain verification from his or her solicitor or surveyor. All measurements are approximate and should not be relied upon when ordering carpets etc.

Before making an Offer
To comply with Money Laundering Regulations, we require the following to be submitted BEFORE putting forward an offer to the Vendor.

- Proof of identification: i.e. passport or photo driving licence.
- Evidence of Address: utility bill, bank statement, credit card statement (must be within 3 months), council tax demand.
- Evidence of Funds: evidence to show how the funds have been obtained, such as a mortgage offer or bank statements.

If you have queries regarding the above, please do not hesitate to contact us.

COUNCIL TAX BAND:	
VIEWING:	Strictly by appointment through the agents
PROPERTY REF:	RS0998

Messrs. Walter Lloyd Jones & Co Ltd. and the Vendors of this property, whose Agents they are, give due notice that the particulars set out here are for the general guidance of intending purchasers and do not constitute any part of offer or contract. The particulars aim to comply with the Property Misdescription Act. The details, therefore omit any descriptions of a subjective nature or any which are not matters of fact and prospective purchasers are advised to view the property to satisfy themselves as to such matters.

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