

Tir ac Eiddo

LWH

Land and Property

Lloyd Williams & Hughes



4 Bedroom Farm
Tyddyn Sais Farm
Blaenau Ffestiniog, LL41 4UP

£725,000
www.lwhproperty.com



Tyddyn Sais Farm, Blaenau Ffestiniog, LL41 4UP

67.65 acre (27.38 ha) holding comprising a historic 4-bedroom farmhouse, a range of traditional farm buildings and barns, and a block of mixed grazing land surrounding the main yard.

Fferm 67.65 erw (27.38 ha) yn cynnwys tŷ fferm hanesyddol 4 llofft, adeiladau fferm traddodiadol a bloc o dir pori yn amgylchynu'r iard.

The property is offered for sale as a whole or in two lots:

Lot 1 - Farmhouse, Range of Buildings with 10.71 acres (4.33 ha) (labelled blue)

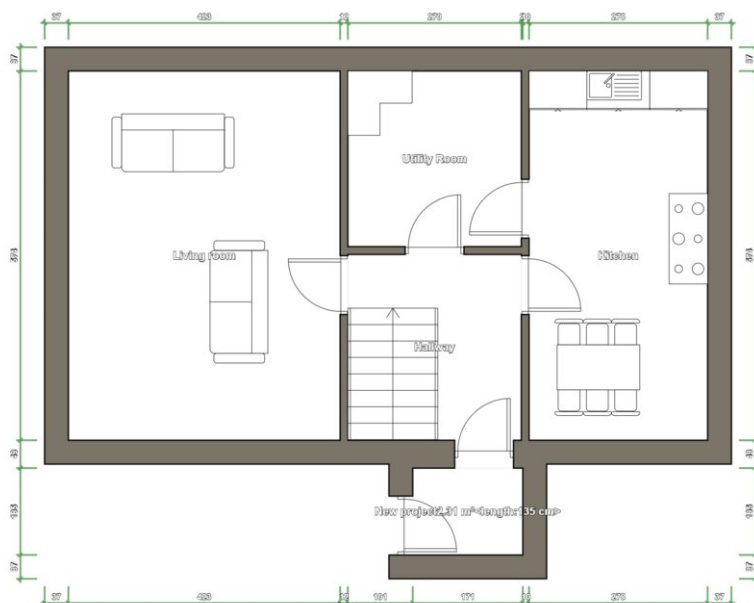
Lot 2 - Land at Tyddyn Sais 56.94 acres (23.04 ha)

The Whole - 67.65 Acres (27.38 ha)

Farmhouse (Lot 1)

The farmhouse dates back to approximately 1542 and is truly unique retaining numerous original features including exposed beams, an inglenook fireplace, and original stone floors. The rooms are of

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E		
(21-38) F	25	
(1-20) G		
Not energy efficient - higher running costs		



67.65 acre (27.38 ha) holding comprising a historic 4-bedroom farmhouse, a range of traditional farm buildings and barns, and a block of mixed grazing land surrounding the main yard.

Fferm 67.65 erw (27.38 ha) yn cynnwys tŷ fferm hanesyddol 4 llofft, adeiladau fferm traddodiadol a bloc o dir pori yn amgylchynu'r iard.

The property is offered for sale as a whole or in two lots:

Lot 1 - Farmhouse, Range of Buildings with 10.71 acres (4.33 ha) (labelled blue)

Lot 2 - Land at Tyddyn Sais 56.94 acres (23.04 ha)

The Whole - 67.65 Acres (27.38 ha)

Farmhouse (Lot 1)

The farmhouse dates back to approximately 1542 and is truly unique retaining numerous original features including exposed beams, an inglenook fireplace, and original stone floors. The rooms are of pleasant proportions, including high ceilings on the ground floor and vaulted ceilings on 1st floor.

The original house is constructed of stone under a slate roof covering. UPVC double-glazed windows.

Ground Floor Accommodation:

Entrance Hallway - 2.37m x 3.18m

Staircase to 1st Floor

Reception Room 4.23m x 5.74m

Large Inglenook Fireplace with Wood-Burning Stove. Exposed Beams

Utility Room 2.70m x 2.73m

Kitchen 3.66m x 4.67m

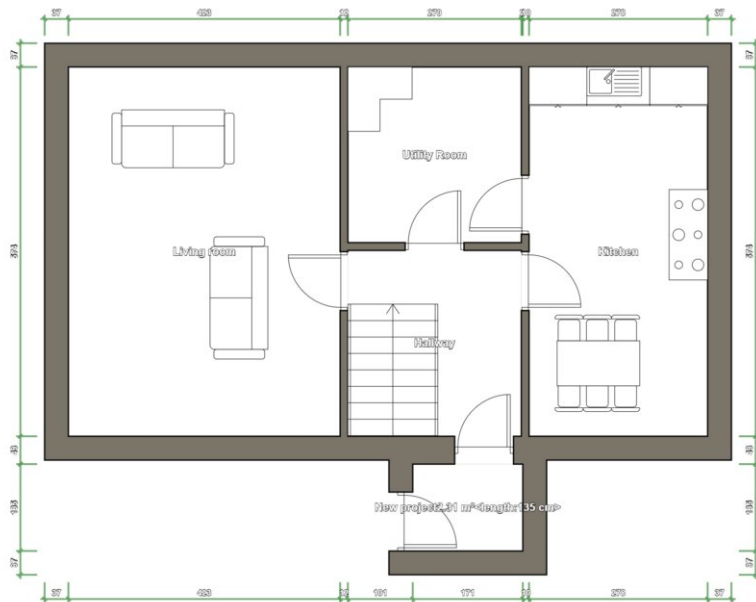
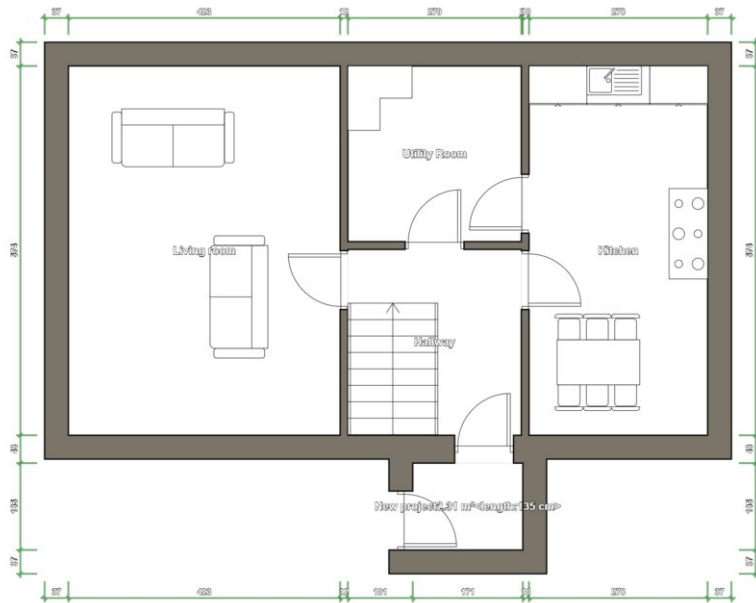
Fitted Kitchen with Royal oil-fired stove and integrated electrical appliances. Front Porch 1.35m x 1.74m

First Floor Accommodation:

Hallway 1.13m x 3.22m (max)

Bedroom (1) 2.86m x 4.55m

Bedroom (2) 3.07m x 4.01m



27 Penlan Street Pwllheli Gwynedd LL53 5DE

01758719682 office@lwhproperty.com

www.lwhproperty.com

PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view. The plans and drawings provided are for illustrative purposes only. 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