

Tir ac Eiddo

LWH

Land and Property

Lloyd Williams & Hughes



Eiddo 4 Llofft | 4 Bedroom Detached Barn Conversion
Cae Forys Newydd, Aberdaron
Pwllheli, LL53 8BN

£495,000

www.lwhproperty.com



Cae Forys Newydd, Aberdaron, Pwllheli, LL53 8BN

A stunning barn conversion near the western tip of the Llyn Peninsula, set in open countryside with panoramic coastal and country views. Sympathetically extended and enhanced, the property comprises four bedrooms and a range of outbuildings, set within a plot extending to approximately three quarters of an acre.

The plot rises from the front driveway and wraps around the property to a large lawned area bounded by mature trees and hedges. At the top of the garden stands a traditional summerhouse overlooking the house and enjoying far-reaching views towards Whistling Sands and across to Mynydd Carreg and Anelog.

Extended and restored to a high standard, the property retains its original charm and character through a seamless transition from the original barn to the rear extension. Arranged in an L-shaped configuration, it offers generous living accommodation perfectly suited to modern country living.

Eiddo gwledig trawiadol wedi'i leoli ym mhen draw Llŷn, gyda golygfeydd panoramig dros yr arfordir a'r wlad. Mae'r eiddo wedi'i ymestyn a'i foderneiddio i safon uchel, ac mae'n cynnwys pedair ystafell wely ynghyd ag amrywiaeth o adeiladau allanol, o fewn tir sy'n ymestyn dros oddeutu tri chwarter erw.

Mae dreif yn arwain o flaen yr eiddo ac yn lapio o'i amgylch, gan arwain at lawnt helaeth. Ar ben yr ardd mae tŷ haf traddodiadol, sy'n edrych dros yr eiddo ac yn mwynhau golygfeydd pellgyrhaeddol tuag at Draeth Porthor, yn ogystal ag ar draws at Fynydd Carreg ac Anelog.



On entering Cae Forys Newydd, you are welcomed into an open hallway featuring an original staircase. This leads to a fully fitted wet room and pantry, before continuing into the bright and airy kitchen-diner.

The dual-aspect kitchen-diner features an AGA, a country-style fitted kitchen, a picture window and a rear entrance providing access to the courtyard garden. Beyond the kitchen is the living room, complete with fireplace, which leads through to a dining area and rear staircase, positioned in front of the rear ground-floor bedroom, currently used as a music room.



Upstairs, the rear staircase within the modern extension leads to a landing, with bedrooms two and three positioned on either side. Bedroom three is set at a perpendicular angle, creating additional space for a desk. All first-floor rooms benefit from large Velux skylights and useful eaves storage. Beyond the third bedroom, bedroom four leads back to the landing above the front entrance, with the bathroom situated at the far end.



The grounds feature a range of useful buildings, including a detached garage above the property and a custom-built workshop, stores and potting shed. Behind the house is a hidden courtyard garden offering a sheltered suntrap, with a recently constructed greenhouse conveniently located off the kitchen.

Access to the property is via a private shared driveway, with Cae Forys being the original farmhouse of the holding.

The house is constructed of traditional stone elevations under slate roof.

Double Glazed Windows
Oil Fired Central Heating, Mains Services and Private Drainage
EPC: E I Council Tax Band: D

Important Information:

Directions: On entering Aberdaron, approach the 20 mph zone at Cwt Chwarel and bear left towards Uwchmynydd. Continue past the Bro Hywyn estate towards Deunant Church. Opposite the church, turn right and follow the single-track road for approximately half a mile, passing Deuglawdd Farm. The driveway to Cae Forys Newydd is the next turning on the right.

Tenure: We understand that the tenure of this property is Freehold.

Method of Sale: The property is offered for sale by Private Treaty.

Boundaries: Purchaser shall be deemed to have full knowledge of all boundaries and neither the Vendor nor Vendors Agents are responsible for defining the boundaries or ownership thereof.

Planning: The property is sold subject to any existing or other statutory notice or which may come into force in the future. Purchasers should make their own enquiries into any designations.

Easements, Wayleaves and Rights of Way: The land is sold subject to all the benefits of all wayleaves, easements, right of way and third party rights, whether mentioned in the particulars or not.

Viewing: Strictly by appointment only.

Ground Floor:
Entrance Porch - 1.53m x 1.58m
Hallway - 1.86m x 3.91m
Stairs to 1st Floor.
Wet Room - 2.07m x 2.65m
Pantry - 1.07m x 2.16m
Provision for White-goods.
Kitchen Diner - 3.87m x 4.64m
Aga Range, Fitted Kitchen.
Living Room - 4.19m x 4.77m
Fireplace with Stove.
Dining Area - 2.41m x 4.53m
Bedroom 1 - 3.20m x 4.50m
Presently a Music Room & Office.

First Floor:
Landing (Front) - 1.16m x 2.40m
Bathroom - 2.40m x 3.0m
Bedroom 4 - 2.40m x 4.84m
Bedroom 3 - 4.23m x 4.60m (max)
Landing (Rear) - 2.16m x 2.47m
Bedroom 2 - 2.47m x 3.20m
Each first floor bedroom features a Velux window.

Garage - 3.64m x 8.53m
Masonry Construction, Power with Consumer Unit.

Outbuilding 'L' Shaped divided to 3 rooms - 5.66m x 4.35m
Custom made timber frame under metal roof.

Summer House - 2.39m x 3.53m

Greenhouse - 1.60m x 3.0m
Lean-to off Kitchen wall.

