



Tyn Llwyn

Llanddona, Anglesey

Carter Jonas

Tyn Llwyn Llanddona Beaumaris Anglesey LL58 8YD

A unique opportunity to purchase an attractive agricultural holding in a stunning coastal position on the Isle of Anglesey, extending to approximately 158.68 acres (64.21 hectares).

Tyn Llwyn is served by a two bedroom farmhouse and a range of modern and traditional farm buildings, with the farmstead lying centrally within the holding at the end of a long, private drive.

The farmland is easily accessible from the farmyard and is in excellent heart, offering a wide range of agricultural, leisure or biodiversity opportunities.

The holding is situated on the dramatic coastline of the Isle of Anglesey, enjoying fine views over the coastline, the surrounding countryside and the mountains of Eryri.

In all extending to approximately 158.68 acres (64.21 hectares).

The property is offered for sale by private treaty as a single lot or in up to four lots.

Carter Jonas



Location

Tyn Llwyn is situated close to the rural village of Llanddona on the Isle of Anglesey, occupying an attractive position with convenient access to the coastline and surrounding countryside.

The coastal town of Beaumaris lies approximately 5.3 miles away, with the popular village of Menai Bridge some 8.3 miles distant. The University city of Bangor is approximately 17 miles away.

Property

Tyn Llwyn comprises a most attractive and private residential holding, set in a secluded position close to the rural village of Llanddona.

The house and farm buildings lie centrally within the farm, at the end of a long private drive, enjoying views across the holding's own land to the east, as well as towards the Great Orme and the Eryri mountain range. The popular coastal village of Beaumaris is a short drive away.

The holding is made up of good sized, manageable enclosures which have been farmed commercially, whilst also incorporating areas of biodiversity interest.

The traditional barns offer potential for a range of alternative uses, subject to the necessary consents, alongside modern farm buildings ideal for agricultural or equestrian enterprises.

Amenities

The popular town of Beaumaris offers a range of shops, public houses and administrative services.

Within a short drive is the University city of Bangor which provides a wider range of services and retail.

The holdings is ideally located for the A55 North Wales Expressway which provides access to the wider North Wales coast as well as providing links to the national motorway network. A direct rail service from Bangor to London Euston takes approximately 3½ hours.

Situated in a spectacular setting, a wealth of outdoor pursuits are available close by, including a number of nearby beaches and the Anglesey Coastal Path.

Lot 1 - Tyn Llwyn Farmhouse

Farm buildings and approximately 72.30 acres (29.25 hectares).

Tyn Llwyn farmhouse occupies a private and elevated position at the centre of the holding, with attractive views across the surrounding countryside, Puffin Island, the Great Orme and the Eryri mountain range.

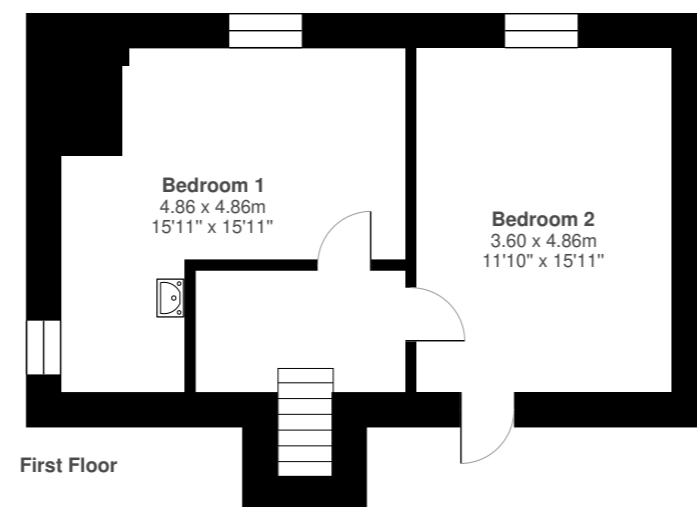
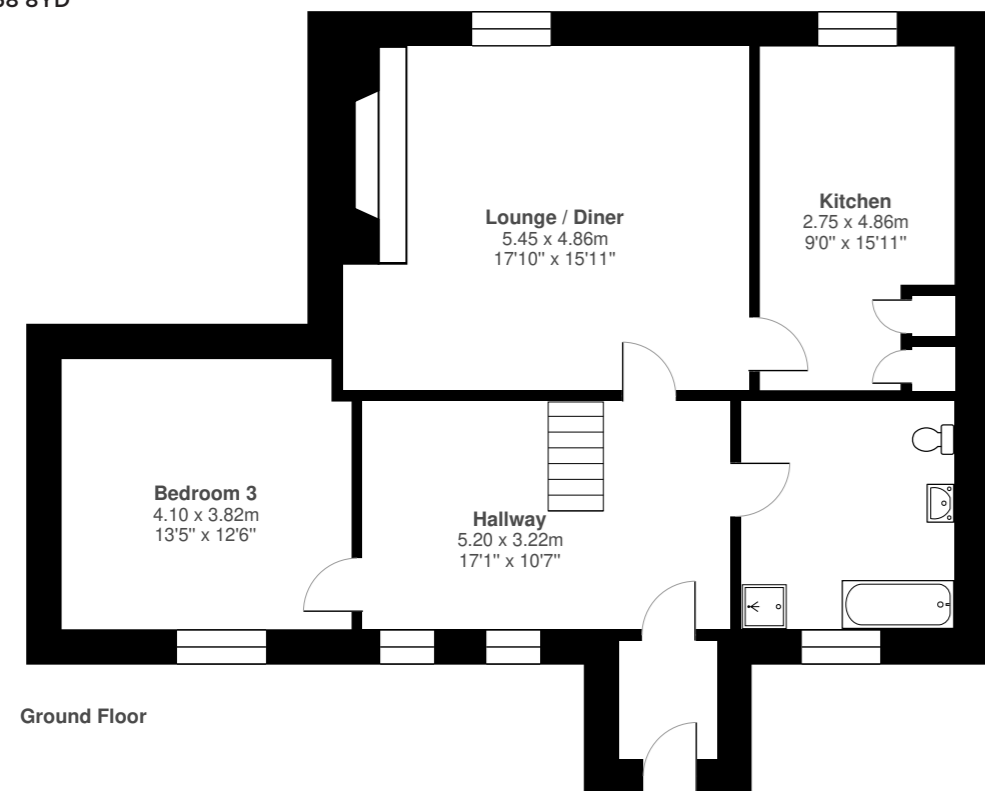
The ground floor provides a living room, a kitchen requiring full refurbishment, an office or third bedroom, and a bathroom. At first floor level there are two bedrooms and a further bathroom.

While the internal accommodation requires refurbishment, the layout offers functional and flexible living space, providing an ideal opportunity for a new owner to create a bespoke Welsh farmhouse on the Isle of Anglesey.



Floor plan

Tyn Llwyn
Llanddona
Beaumaris
Anglesey
LL58 8YD



For illustrative purposes only - not to scale.
The position & size of doors, windows, appliances
and other features are approximate only.

Buildings

To the rear of the farmhouse is a small courtyard formed by a range of traditional stone outbuildings under slate roofs. The buildings are in reasonable condition for their age and form an attractive feature of the holding.

Whilst their current agricultural use is limited, they may offer potential for alternative uses, such as holiday accommodation, workshops or ancillary accommodation, subject to the necessary consents.

The holding further benefits from modern farm buildings accessed from a farmyard to the front of the main access track, which are well suited to modern agricultural uses.



Land

Lot 1 comprises a substantial block of commercial farmland extending to approximately 72.30 acres (29.25 hectares), arranged around the central farmstead. The land is ring fenced and comprises a mix of improved pasture and grazing land, set out in a number of good

sized parcels. The land is productive and suitable for grazing, silage production or arable cropping. There are some lower lying areas providing wetter, rushy pasture, together with limited areas of gorse and hedgerows.



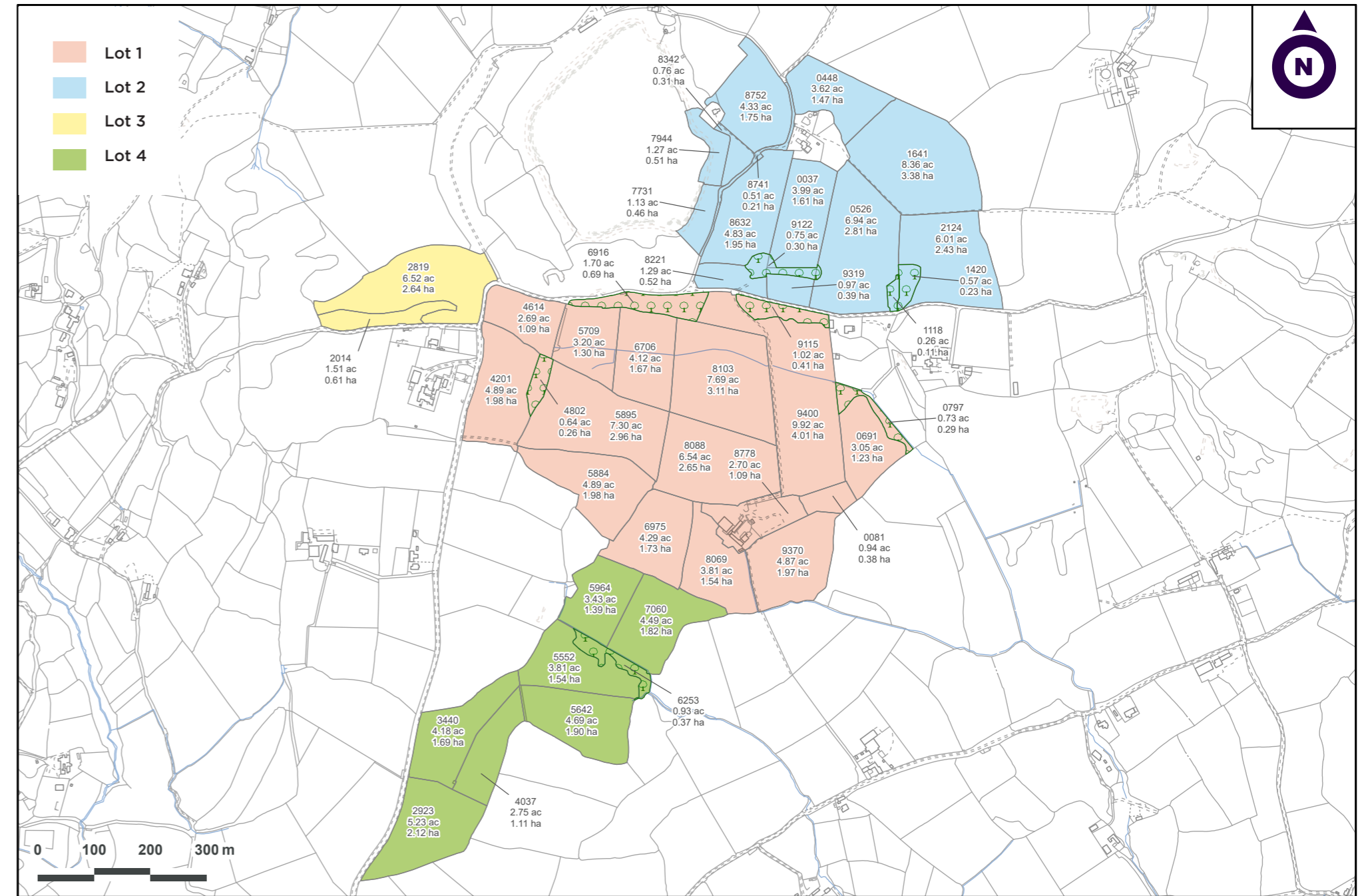
Lot 2 extends to approximately 46.16 acres (18.68 hectares) and is located adjacent to the main holding, with access directly from the council road. The land is divided into manageable enclosures and is in excellent heart, suitable for grazing and cropping within a ring fenced block.



Lot 3 comprises a single enclosure extending to approximately 8.04 acres (3.25 hectares), situated to the north west of the principal holding and benefiting from direct access from the council road. The land is in excellent condition and is suitable for agricultural, equestrian or amenity use.



Lot 4 extends to approximately 29.50 acres (11.94 hectares) and lies adjacent to the western boundary of the main holding, again enjoying access from the council road. The land is divided into a number of manageable enclosures and is in excellent heart, suitable for grazing and cropping.



Method of sale

The property is offered for sale by private treaty as a whole or in up to four lots.

Tenure & Possession

The freehold of the property is offered for sale with the benefit of vacant possession available upon completion.

Basic Payment Scheme

The holding is registered by Rural Payment Wales. No Basic Payment Scheme Entitlements are included with the sale.

Services

The farmhouse is connected to mains water and electricity with a private sewage treatment works.

Wayleaves, Easements & Rights of Way

The land is sold subject to the benefit of all wayleaves, easements and rights of way, whether mentioned in these particulars or not.

VAT

The holding is not registered to VAT.

Sporting Timber & Mineral Rights

Included within the sale in so far as they are available.

EPC Rating

E (47)

Local Authority

Cyngor Gwynedd Council
www.gwynedd.llyw.cymru

Viewings

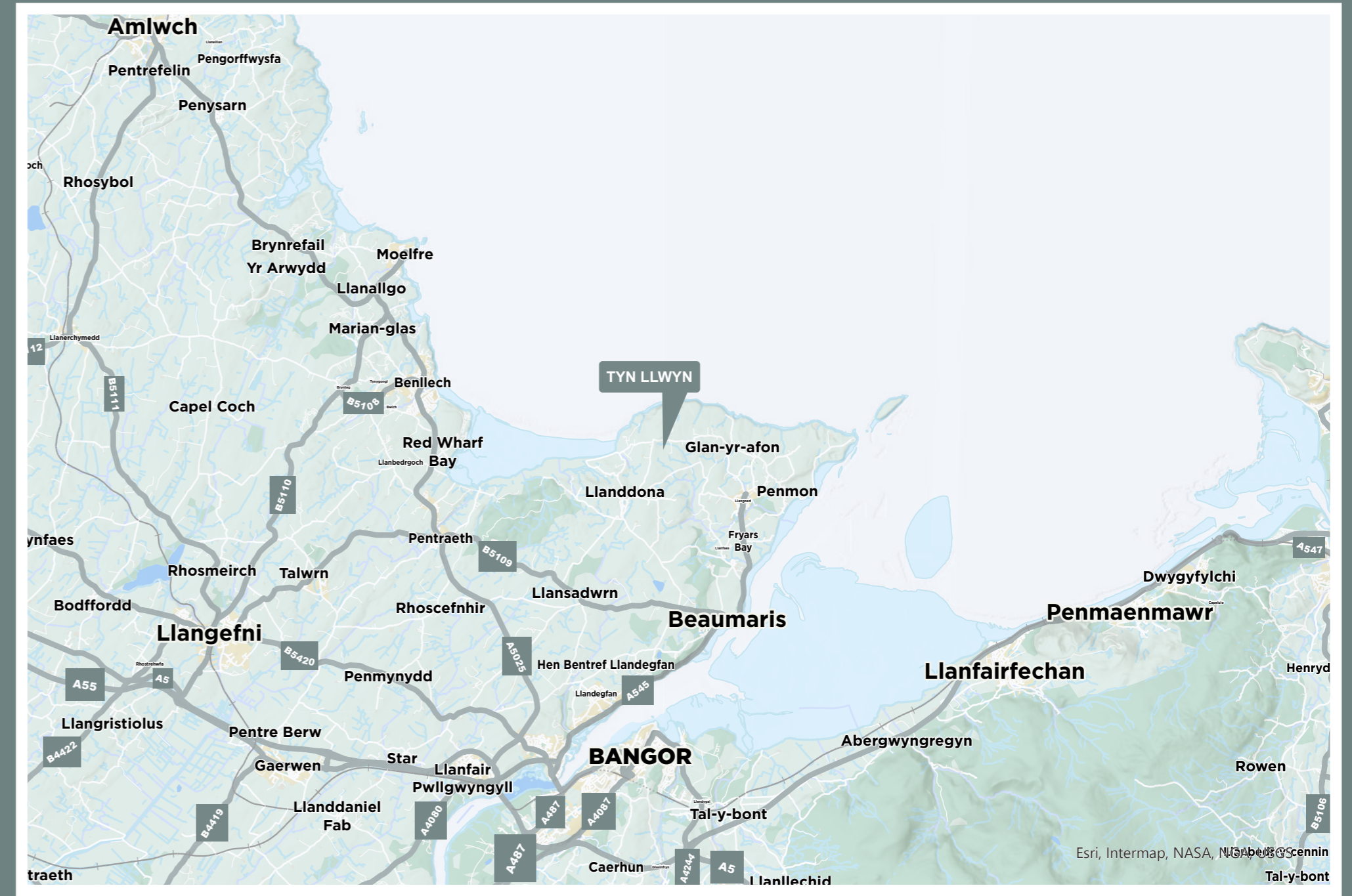
Viewings are strictly by appointment through Carter Jonas on 01248 360414

Directions

From the Owain Glyndŵr public house in Llanddona, follow the road which branches left, passing the Llanddona radio mast. Continue as the road turns left and follow it for approximately 430 metres. The entrance to the holding will be found on the right hand side, leading down to the private access drive.



/// reset.skater.atom





North Wales Office

01248 360 414 | bangor@carterjonas.co.uk
The Estate Office, Port Penrhyn, Bangor, LL57 4HN

National Rural Agency

07880 084633 | andrew.chandler@carterjonas.co.uk
One Chapel Place, London, W1G 0BG

Important Information

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on carterjonas.co.uk or, (including off market properties) on the brochure or a separately available material information sheet. We would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us.

carterjonas.co.uk
Offices throughout the UK



Carter Jonas

Exclusive UK affiliate of
CHRISTIE'S
INTERNATIONAL REAL ESTATE