



Tyddyn Rhyddid

| Harlech, Gwynedd

| **Carter Jonas**

**Tyddyn Rhyddid  
Llanfair  
Harlech  
Gwynedd  
LL46 2TL**

**A well presented agricultural holding situated in a stunning location and in all extending to approximately 116 acres.**

A unique opportunity to purchase a privately situated farm with a historic farmhouse, a range of traditional agricultural buildings and approximately 116 acres of pasture grazing and woodland.

For sale by private treaty as a whole.



**Location**

Tyddyn Rhyddid is situated in a peaceful and private location that enjoys stunning views over the Rhinogs mountain range.

The property is located approximately 2 miles from the town of Harlech with the market town of Porthmadog being 12 miles to the North. The University City of Bangor offers the closest main line direct train

links with Holyhead and London Euston and is well located for accessing the A55 North Wales Expressway and the national motorway network.

**Amenities**

The town of Harlech is a popular summer tourist destination and hosts a range of shops, cafes and public houses as well as a local authority primary and secondary school.

Harlech proudly hosts the World Heritage Site of Harlech Castle and residents and visitors alike enjoy the incredible six mile long sandy beach.

The market town of Porthmadog offers a wider range of pubs, shops, including national supermarkets and retailers, and local services as well as primary and secondary educational facilities.

## Farmhouse

Tyddyn Rhyddid is a traditional stone-built farmhouse which was built in 1879 and enjoys a delightful location within the farmstead.

The property provides spacious accommodation throughout, with the ground floor accommodation extending to an entrance hall, kitchen-breakfast room, living room, pantry and a downstairs w/c. On the first floor there are five bedrooms and a family bathroom. The internal space is finished with an eye to detail and to a high standard with a mixture of modern décor whilst retaining many traditional features.

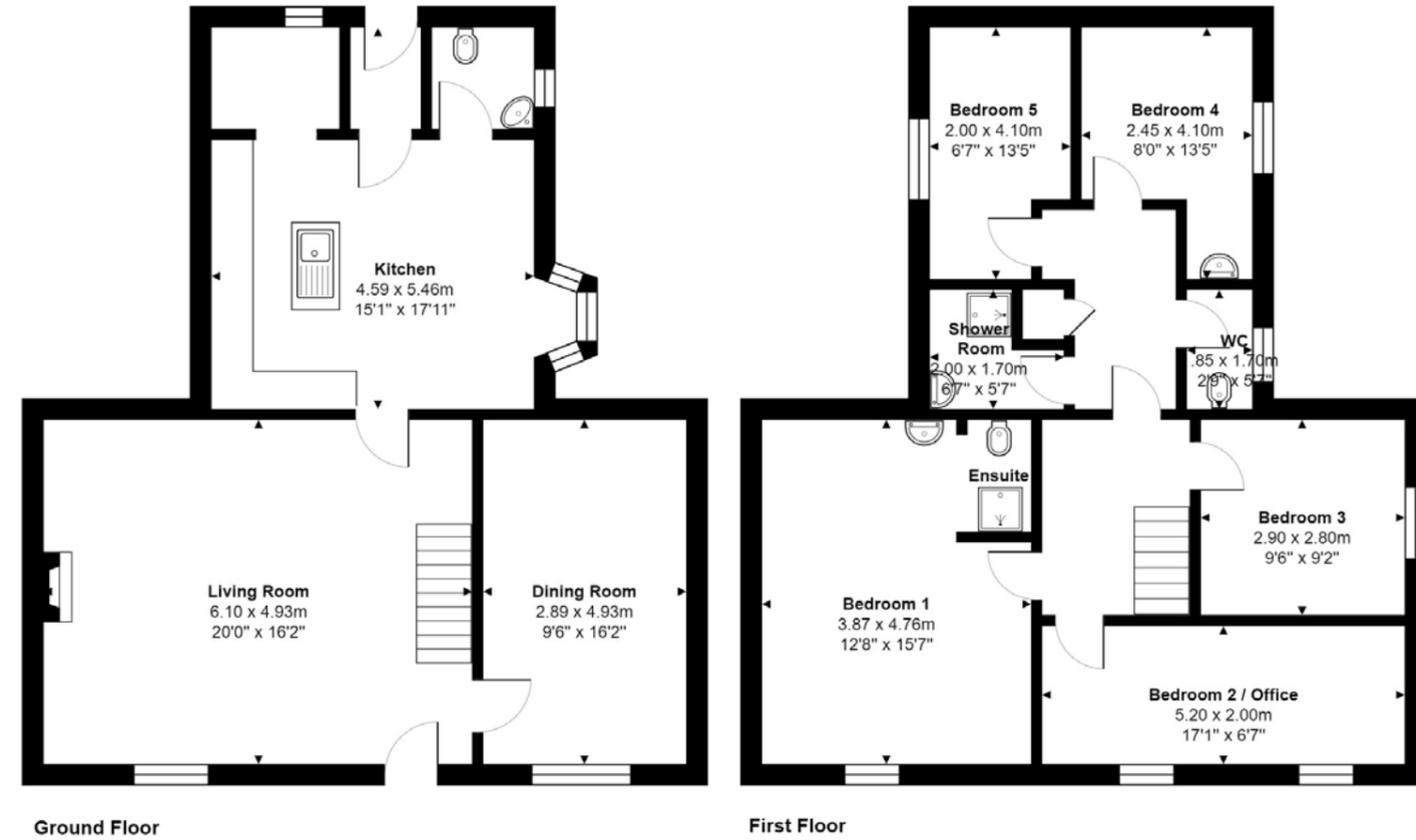
A gated entrance off the public highway leads down a driveway to the property and provides ample parking. The property has attractive terraced gardens and is perfect for outside living with a real sense of splendid isolation whilst you enjoy the stunning mountain views.

## Buildings

The property benefits from a number of stone outbuildings which are currently being used for livestock housing, a workshop and as general storage. The buildings offer potential for conversion subject to securing the requisite planning permissions.



# Floor plan



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



## Land

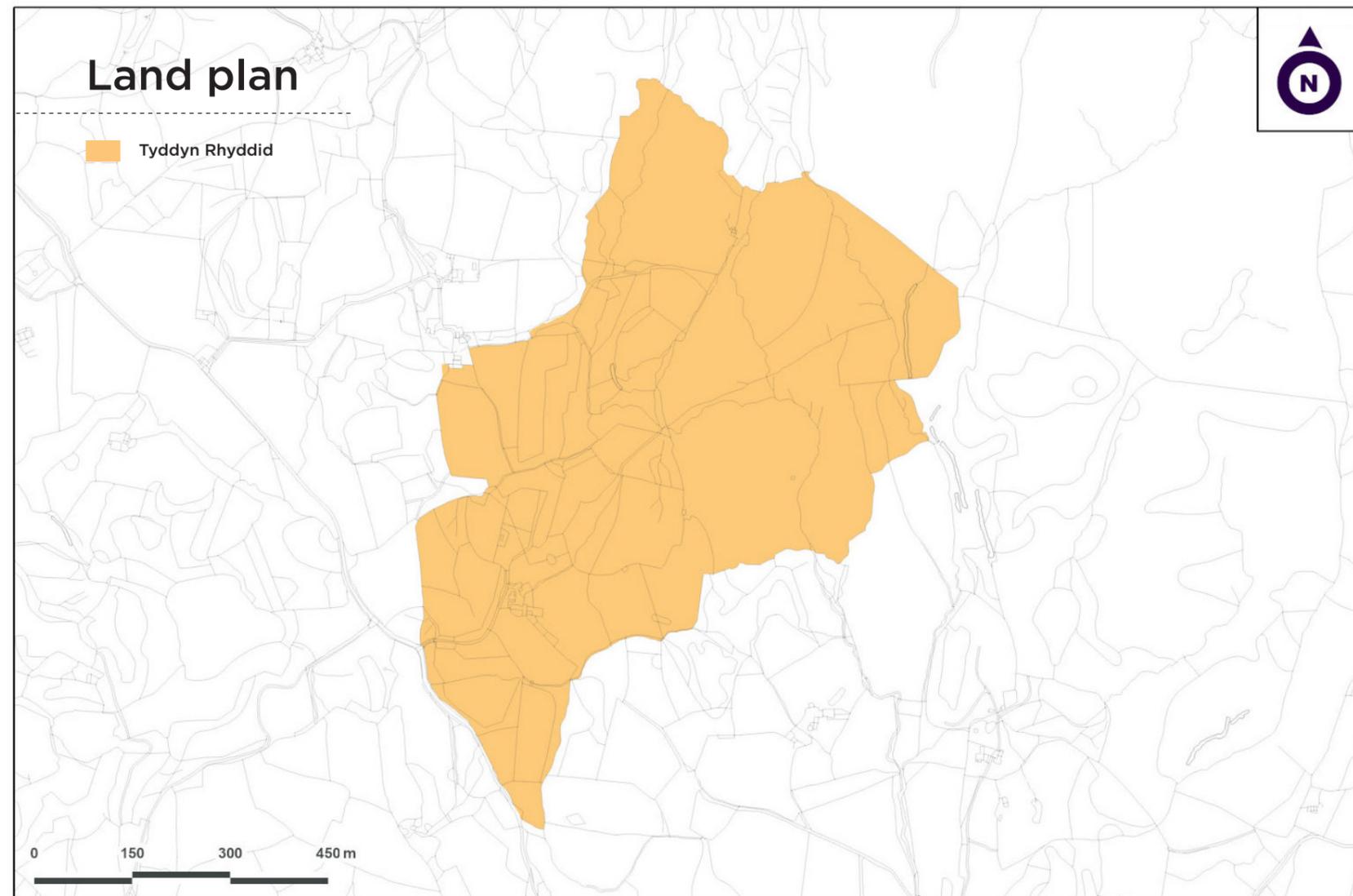
The farmland extends to approximately 116 acres in total, being a mixture of permanent pasture, areas of bracken, woodland and rocky outcrops.

The farmland is split into a number of different parcels with the pasture grazing being located close to the farmstead and the rougher grazing and woodland to the north east of the farmstead.

The farmland is suitable for sheep grazing year round and cattle during the drier months albeit native breeds such as Welsh Black cattle would easily graze year round.

The woodland cover on the holding is predominantly mature oak with opportunities for further planting and positive environmental management.





© Crown Copyright and database rights 2023 OS 100004458

### Method of Sale

The property is offered for sale by private treaty.

### Tenure & Possession

The freehold of the property is offered for sale with vacant possession.

### Basic Payment Scheme

The holding is registered by Rural Payment Wales.

No Basic Payment Scheme Entitlements are included with the sale however may be available to purchase by separate negotiation. The Vendors have claimed the 2023 payment.

More detailed information is available from the selling agents, however, it is advised that all purchasers take independent advice on the ability to claim under the Basic Payment Scheme.

### Services

Tyddyn Rhyddid is serviced by mains electricity, private drainage, and storage heating system.

### Wayleaves Easements & Rights of Way

The property will be sold subject to and with the benefit of all wayleaves, easements and rights of way, whether mentioned in these particulars or not.

### Health & Safety

Given the potential hazards of an upland livestock farm we would ask you to be as vigilant as possible when making your inspection, for your own personal safety.



### EPC Rating

Tyddyn Rhyddid Farmhouse: D (55)

### Local Authority

Cyngor Gwynedd Council  
[www.gwynedd.llyw.cymru](http://www.gwynedd.llyw.cymru)  
 Tel: 01766 771000  
 Snowdonia National Park Authority  
[www.snowdonia.gov.wales](http://www.snowdonia.gov.wales)  
 Tel: 01766 770274

### Viewings

Strictly by confirmed appointment with the vendor's agents, Carter Jonas on 01248 360414.

### Directions

From Harlech take Pen Dref road which rises steeply eastwards out of the town. Follow this for 0.9 miles to a cross road. Cross over the cross roads signposted to Cwm Bychan,

passing the Welsh Water depot on the left hand side and follow the country lane for a mile until it drops down and the entrance to Tyddyn Rhyddid will be located on your left. Follow the private drive down which will lead directly to the farmstead.



/// grounded.wishes.triangles



## North Wales

01248 360414 | [bangor@carterjonas.co.uk](mailto:bangor@carterjonas.co.uk)

## National Rural Agency

07880 084633 | [andrew.chandler@carterjonas.co.uk](mailto:andrew.chandler@carterjonas.co.uk)

18 Davies Street, Mayfair W1K 3DS

## Important information

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.

[carterjonas.co.uk](http://carterjonas.co.uk)

Offices throughout the UK



**Carter Jonas**

*Exclusive UK affiliate of*

**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE