



Ty Mawr

Caernarfon, Gwynedd

Carter Jonas

Ty Mawr Pontllyfni Caernarfon LL54 5ED

A productive livestock holding situated near Caernarfon extending to approximately 265 acres (107 hectares).

A rare opportunity to purchase an equipped livestock unit with accommodation forming part of the Glynllifon Estate.

Ty Mawr comprises a four-bedroom farmhouse, an attached three-bedroom cottage and a range of modern and traditional farm buildings. The farmland is a ring-fenced block of improved grassland in excellent heart and some permanent pasture.

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

In all extending to 265 acres.





Location

Situated between the villages of Llandwrog and Pontllyfni, Ty Mawr is easily accessible from the A499 which offers access to the Caernarfon area and the Llyn Peninsula.

The market town of Caernarfon is just 7 miles away, with Bangor being 16 miles and the market town of Pwllheli being 20 miles away.

Amenities

The market town of Caernarfon provides a range of services including primary and secondary schools, supermarkets, independent retailers, public houses and eateries.

Bangor provides further local and national retailers as well as educational facilities including Bangor University.

The holding is situated 8 miles from a busy livestock market at Bryncir.

Ty Mawr Purchasing Opportunity

If acquired as a whole, Ty Mawr represents an attractive opportunity for an investor seeking a profitable, income-generating asset. The farming business operates as a well established and successful unit and may be available with the existing management team in place, providing continuity and immediate operational stability.

Ty Mawr Farmhouse

Ty Mawr Farmhouse is an impressive stone built property situated on the edge of the farmstead and at the heart of the holding. The farmhouse offers comfortable and spacious family accommodation with an attractive blend of modern living with many retained traditional features.

The extensive accommodation comprises on the ground floor a fitted kitchen, a spacious living room with dining area and fireplace, a further reception room with cellar below. Upstairs the property benefits from four bedrooms and a family bathroom.

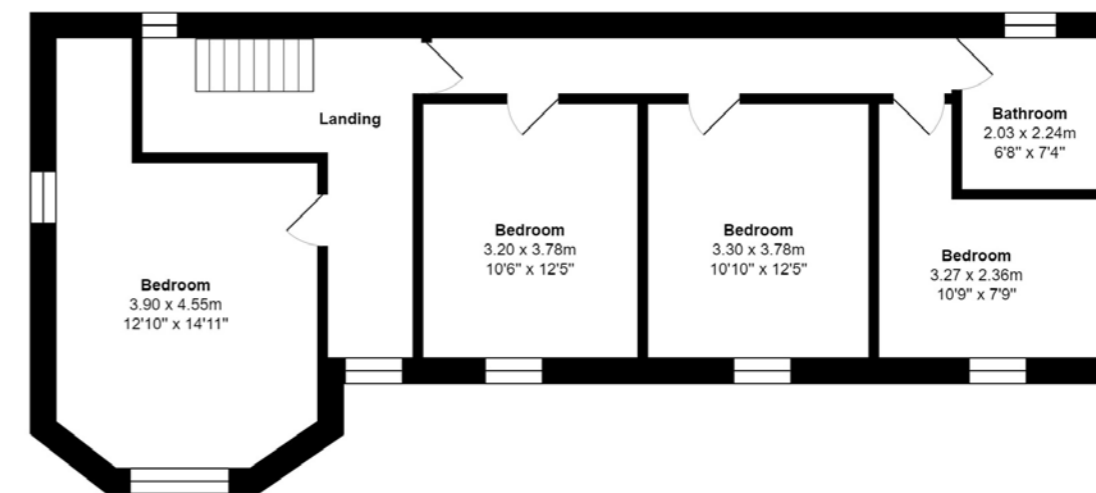
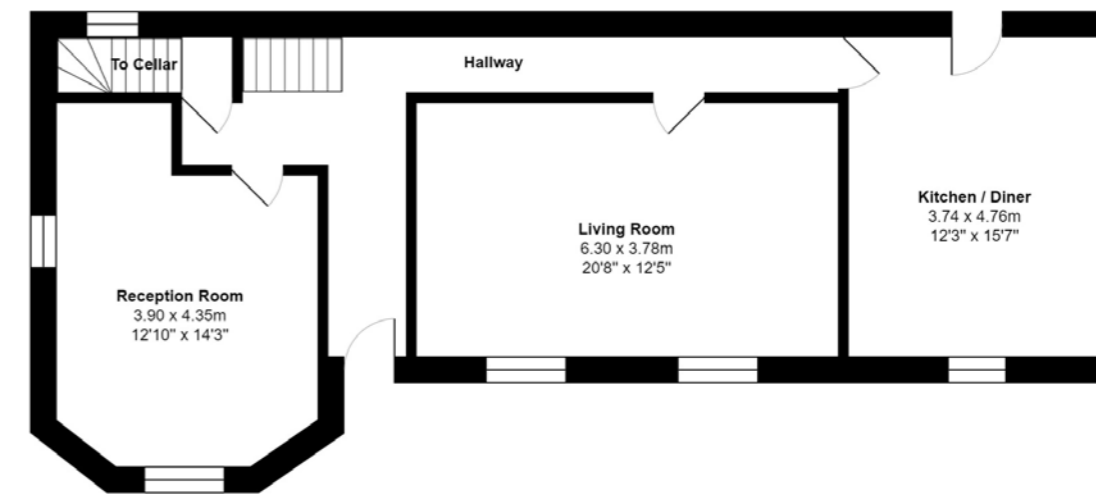
The house enjoys a coastal position with views towards Yr Eifl whilst having fine views of the mountains of the Nantlle valley and the Eryri National Park.





Floor Plan

Ty Mawr Farmhouse
Pontllyfni
Caernarfon
LL54 5ED



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

Ty Mawr Cottage

Ty Mawr Cottage is a stone built property adjoining the principal farmhouse and provides modern yet charming living accommodation as a side annexe to the principal farmhouse.

The cottage has been run successfully as holiday accommodation however would also be suitable for additional family accommodation or as a longer term letting.

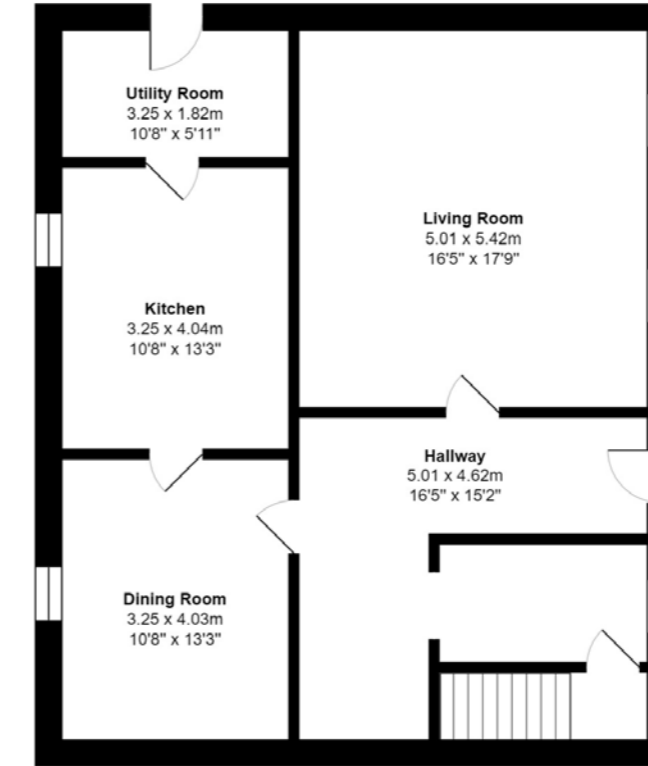
Both floors of the property are spacious providing a country-style kitchen and sitting room, three large bedrooms, bathroom and WC.

Externally there is a pleasant garden which affords fine coastal and countryside views.

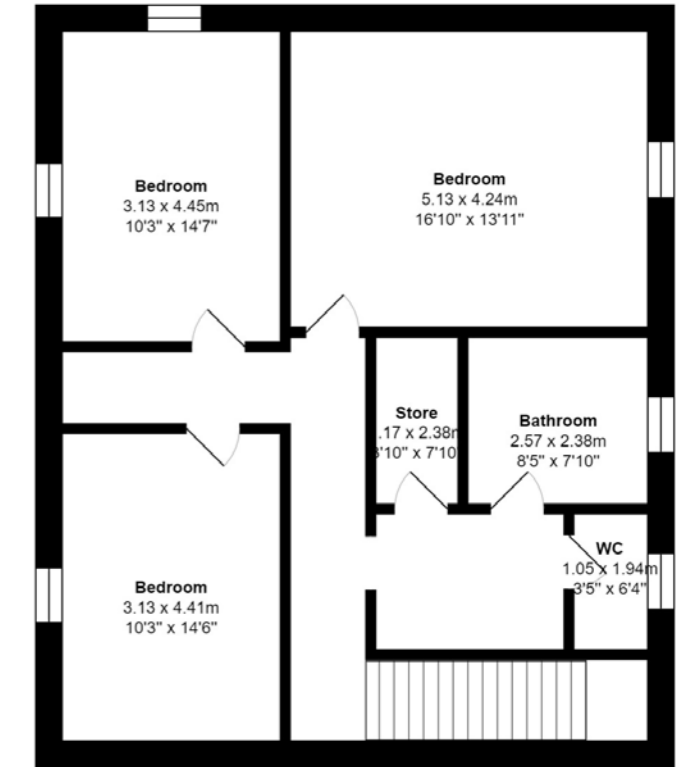


Floor Plan

Ty Mawr Cottage
Pontllyfni
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Ground Floor



First Floor

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Buildings

The holding houses a number of modern farm buildings as well as a range of traditional stone outbuildings.

The farm buildings are well ventilated and all benefit from mains water and an electrical supply. The modern farm buildings may be accessed from the main access track which is suited for modern agricultural vehicles.

There is also a range of traditional stone outbuildings located on the holding with the majority of these adjacent to the farmhouse. These buildings are suitable for a range of uses and have potential for alternative uses subject to securing the requisite planning permissions.

	Building	Measurements (Approximate)	Description
1	Stone barns	230m ²	A range of traditional stone outbuildings under slate roofs and a series of old pig sties which are situated around the farmhouse.
2	Stone barn	125m ²	A traditional stone outbuilding under a slate roof ideally suited for storage.
3	Stone barn	70m ²	A traditional stone outbuilding with attractive facade under a slate roof ideally suited for storage or conversion with suitable permission.
4	Stone barn	215m ²	An impressive linear range of traditional stone outbuildings with slate roofs which enjoy fine coastal views.
5	General purpose agricultural shed	685m ²	A 6 bay steel portal frame building with concrete floors. Adjoining lean-to and concrete yard to the North and mechanic's workshop to the South.
6	Stone barns	350m ²	A range of traditional stone outbuildings under slate roofs with access track and enclosed yard.
7	General purpose agricultural shed	660m ²	A steel portal frame agricultural building of less than ten years with concrete floors half of which are slatted with slurry store underneath. Power and water supplies.
8	General purpose agricultural shed	275m ²	A modern steel portal frame agricultural building with power and water supplies.



Land

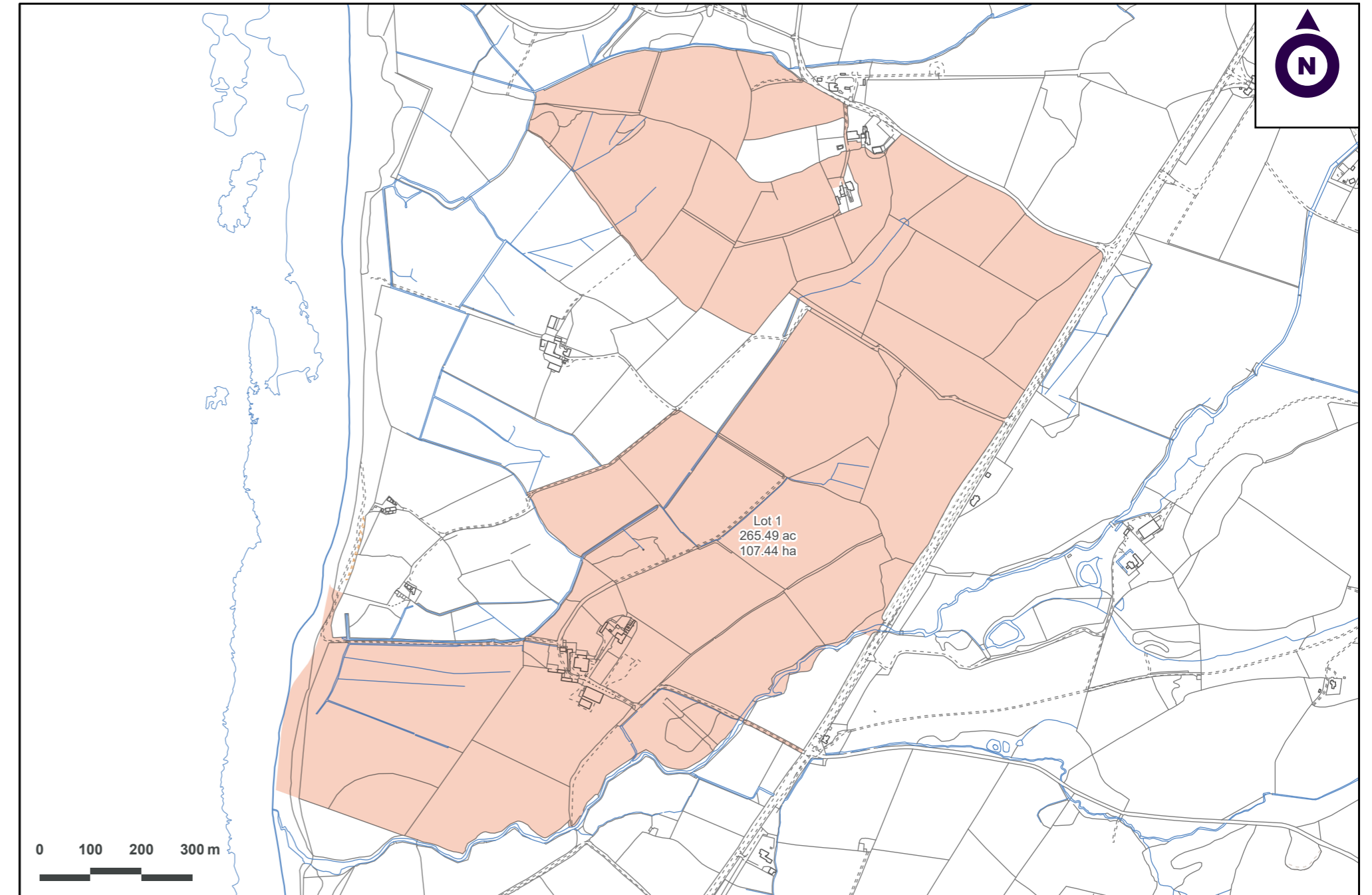
Ty Mawr Farm is a productive livestock unit with the farmland extending to approximately 263 acres in total and being comprised of a mixture of improved grassland and permanent pasture.

The grassland is renowned for its extended growing season and for finishing livestock.

The principal block may be accessed from the farmstead and extends to approximately 163 acres. The land is comprised of predominantly pasture grazing with some lower ground and is easily accessible from internal tracks and is stockproof.

Adjoining this is a secondary block extending to approximately 100 acres situated to the north of the farmstead with gated access points between the two blocks passing over an access lane. This block is

comprised of mostly improved grassland that is suited for cattle and sheep grazing whilst also providing silage ground. Being easily accessible from the public highway this parcel is fully stockproof and benefits from a natural water supply.



Ty Mawr Lotting Opportunities

Lot 1 (shaded pink on the sale plan) Ty Mawr farmhouse, Ty Mawr cottage, a range of traditional outbuildings and a paddock extending to 2.11 acres.

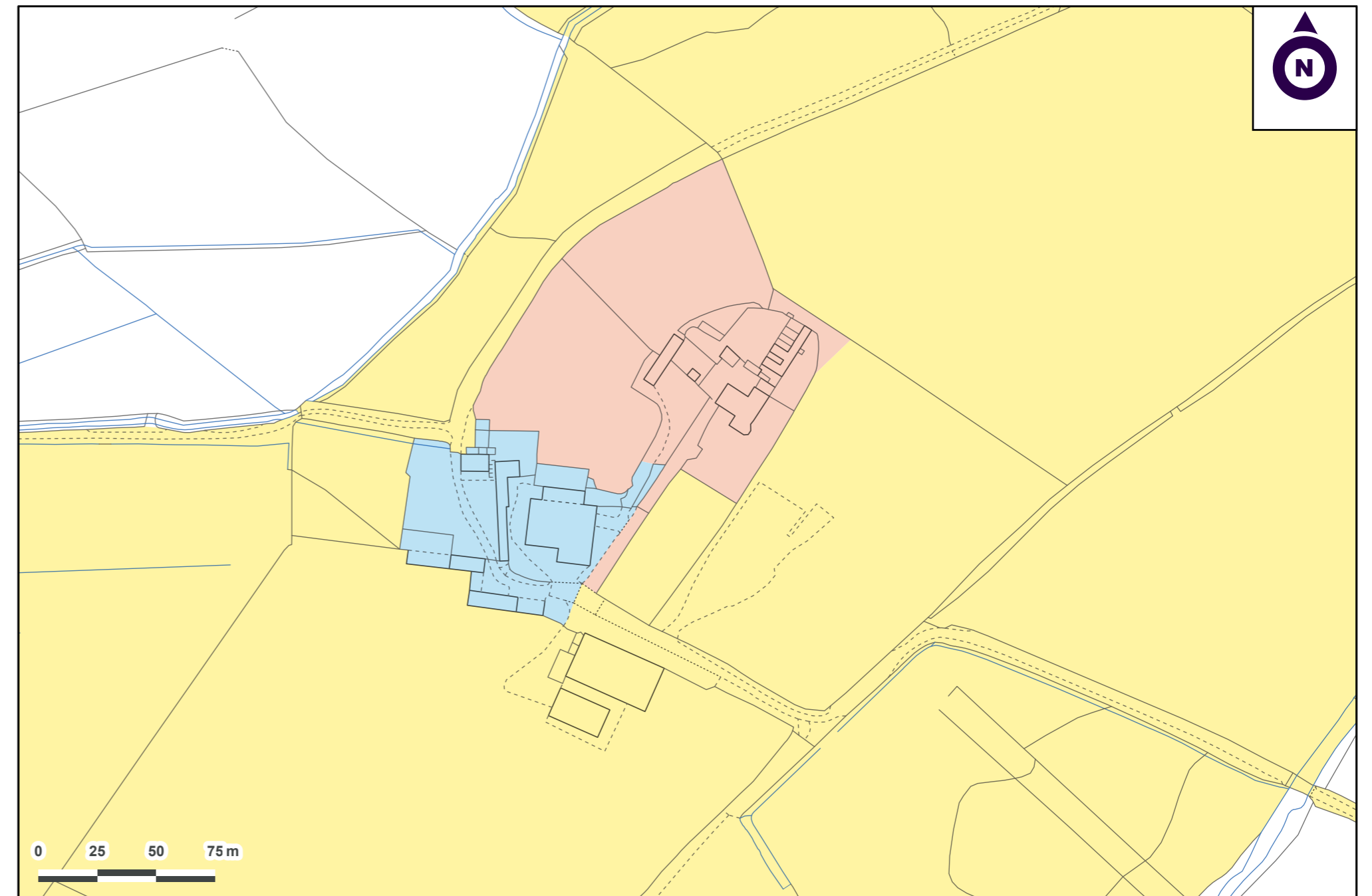
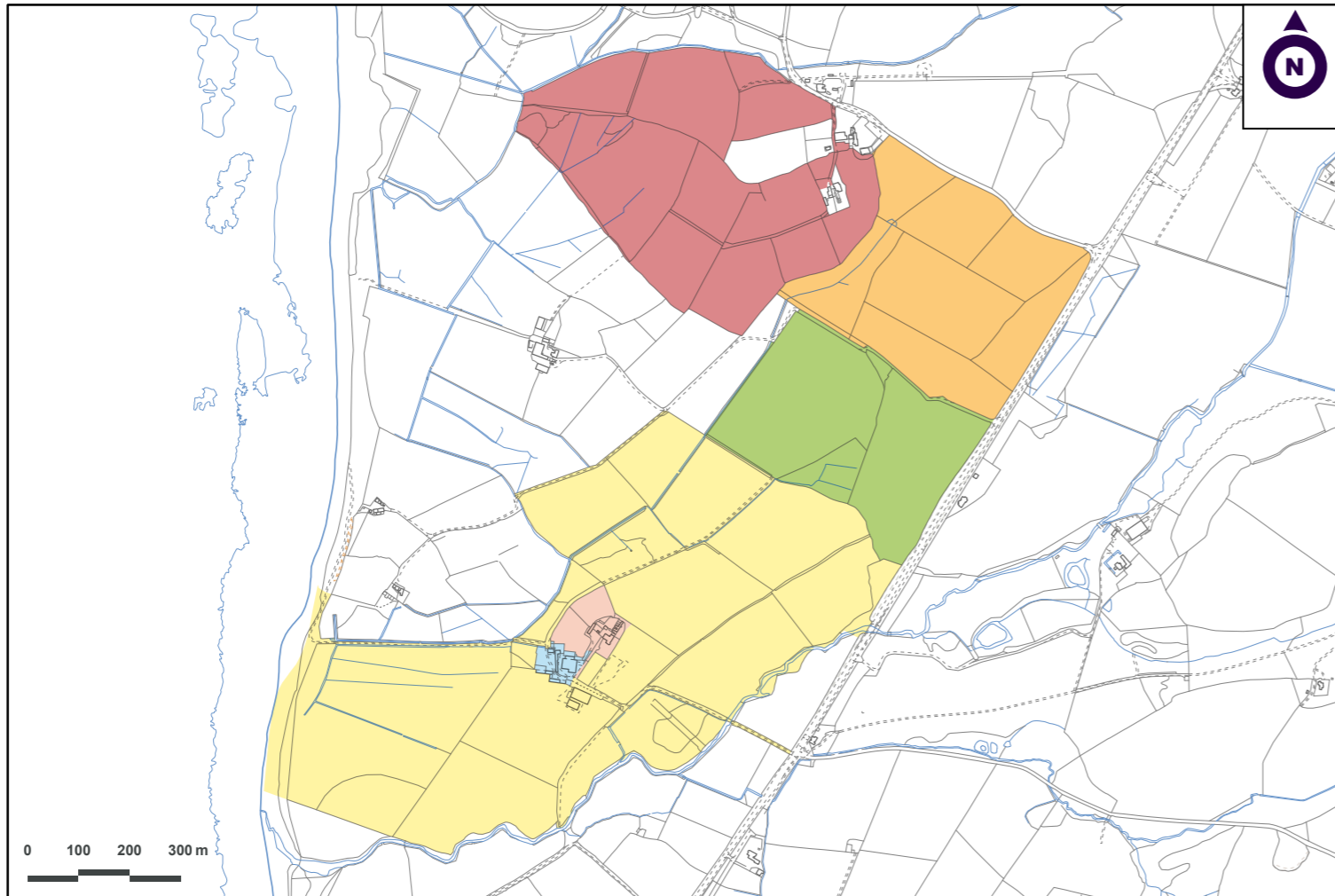
Lot 2 (shaded blue on the sale plan) An extensive range of traditional stone outbuildings and a modern portal frame agricultural building.

Lot 3 (shaded yellow on the sale plan) comprises 127.30 acres around Ty Mawr farmhouse and includes two modern agricultural buildings, one with slatted floors designed for housing cattle. Most of the land is down to pasture with some areas of lower ground.

Lot 4 (shaded green on the sale plan) comprises a parcel extending to 33.86 acres. The parcel has direct access from the A499 and provides a ring-fenced block of grazing and cropping ground.

Lot 5 (shaded orange on the sale plan) comprises a productive parcel of grazing and cropping ground extending to 41.64 acres. The parcel has direct access from the A499 as well as the Dinas Dinlle road. The land is in excellent heart and includes a parcel of mature mixed woodland.

Lot 6 (shaded red on the sale plan) comprises another productive parcel of grazing ground extending to 58.27 acres. The parcel has direct access from the Dinas Dinlle road. The land is suitable for sheep and cattle grazing year round and for cropping in parts.



Wider Estate Opportunities

Ty Mawr is offered alongside other sale opportunities in the south Caernarfon area and forming part of the historic Glynllifon Estate. This offers an opportunity for an extensive farming or investment opportunity in a well regarded agricultural area.

This includes:

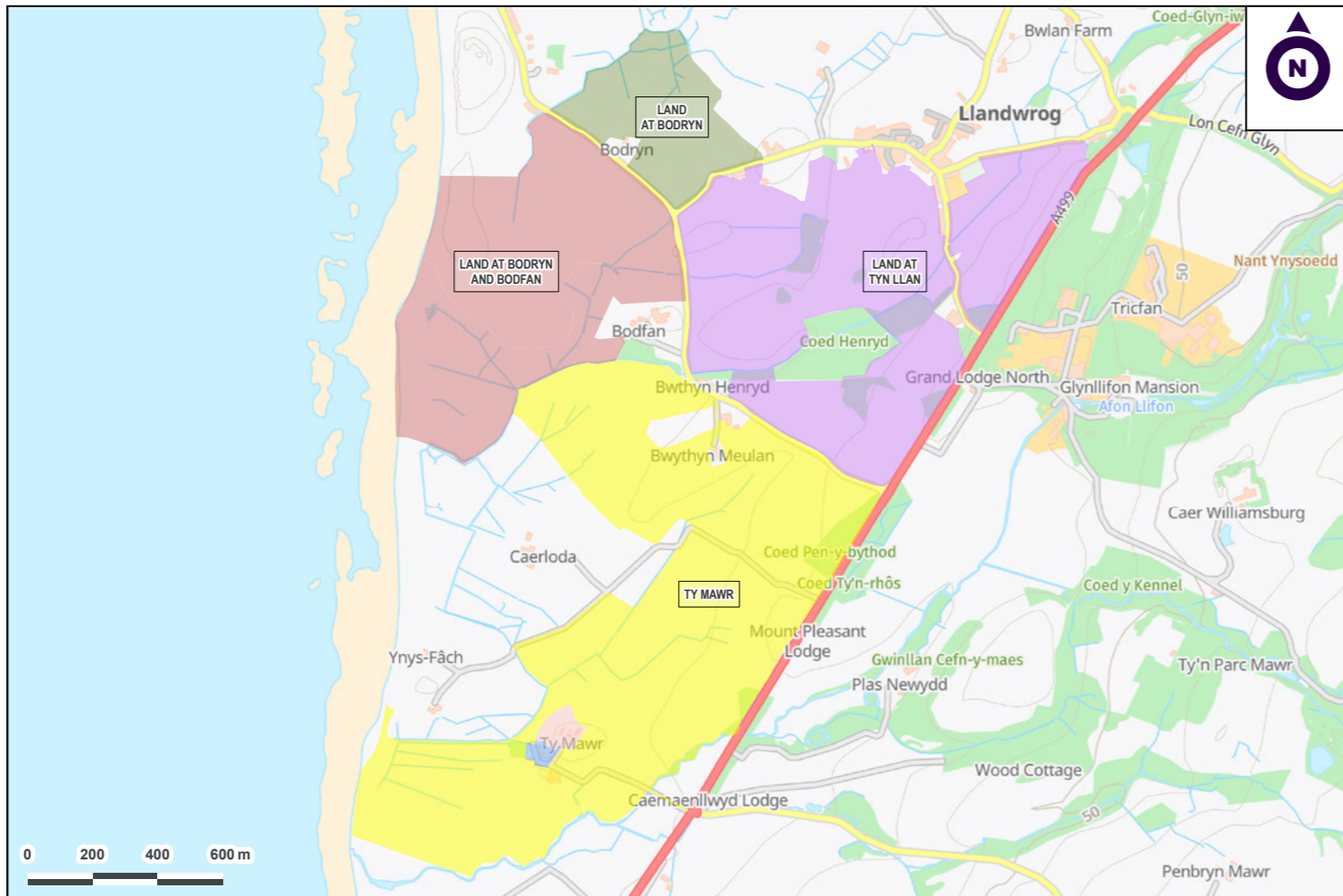
Land at Tyn Llan – An 180 acre block of highly productive grassland arranged into four separate parcels. Situated on the edge of the village of Llandwrog, each parcel is ring-fenced and all are suitable for producing silage and arable crops.

Land at Bodryn and Bodfan – A ring-fenced block of grazing and cropping ground situated close to the coastal village of Dinas Dinlle. The land extends to approximately 130 acres and is in excellent heart.

Land at Bodfan – A productive block of land extending to approximately 42 acres and suitable for grazing and cropping.

There are further blocks of agricultural land and let investment opportunities available on an off market basis.

Further detail of all these opportunities is available from the selling agent.



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Method of Sale

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

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. 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.

Overage

The property is to be sold subject to an overage clause which states that for 30 years, should a change of use be implemented resulting in an uplift in value, the vendor would be eligible for 30% of that uplift.

Services

Ty Mawr farmhouse is serviced by mains water and electricity, private drainage and a boiler heating system.

The farm buildings are serviced by mains water and electricity.

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.

Health & Safety

Given the potential hazards of a rural property, we would ask you to be as vigilant as possible when making your inspection for your own personal safety.

VAT

The holding is not VAT registered.

Sporting, Timber & Mineral Rights

The mines and minerals rights and the sporting rights are excluded from the sale.

EPC Ratings

Band E for both residential properties.

Local Authority

Cyngor Gwynedd
www.gwynedd.llyw.cymru

Viewings

Viewings are strictly by appointment through Carter Jonas on 01248 360414

Directions

From the A487 Goat roundabout take the A499 in the direction of Pwllheli. Pass the entrance to Coleg Llandrillo Glynllifon and after one mile take a right turn onto the access track for Ty Mawr. Follow this track which leads to the farmstead.



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Additional Information

Vendor's solicitors
Edward Nutting
Lanyon Bowdler Solicitors
Riverside Business Park
1 & 2 Connaught House
Benarth Rd
Conwy
LL32 8UB
01492 557 070



Esri, Intermap, NASA, NGA, USGS



North Wales

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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

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