

Garndolbenmaen

Cwm Pennant,
Nr Porthmadog,
Rhwngddwyafon,
Gwynedd,
North Wales
LL51 9AX

- **A Freehold Former Stock Rearing Farm**
- Extending to Approximately 180 Hectares (447 Acres)
- Including Detached Farmhouse, Detached Agricultural Bungalow and a range of Conventional Farm Buildings
- Situated in the Attractive Snowdonia National Park

Vacant Possession

BY ORDER OF MORTGAGEES



To View

Please contact Allsop by sending an email to pam.huggett@allsop.co.uk with the subject heading 'Viewing – Lot 204'.

Seller's Solicitor

Powells Law (Ref: S Soper).
Tel: 01934 623501.
Email: soper@powellslaw.com

**VACANT –
Freehold Farm Buildings and Land**



Tenure

Freehold.

Location

Rhwngddwyafon is a former stock rearing farm in the heart of Snowdonia National Park, lying between Porthmadog in the south and Caernarfon in the north. The farm is within approximately 3.5 miles of the (A487) by turning right from Porthmadog along a single track road at the sign for Cwm Pennant towards the hamlet of Llanfihang-y-Pennant, past the hamlet, fork right by the telephone kiosk and the farm is situated on your left. The town of Porthmadog, Caernarfon and the city of Bangor are accessible to the south and north respectively. There is a rail station in Porthmadog. The A487, A4085, A5 and A55 are all accessible.

Description

The property comprises a former stock rearing farm, including detached farmhouse, detached agricultural bungalow/dwelling and various former farm buildings. The property occupies a site extending to approximately 180 hectares (447 acres).

Accommodation

Farmhouse

Ground Floor – Reception Room, Open Kitchen/Dining Area, Utility Room, Store, Office, Shower Room, Separate WC, Freezer Room

First Floor – Five Bedrooms, Bathroom/WC

Bungalow

Ground Floor – Reception Room, Kitchen/Diner, Conservatory, Three Bedrooms, Utility Room, Bathroom/WC

The bungalow is subject to an agricultural/forestry occupancy.

Externally, there is an open farm yard and a good range of outbuildings, including substantial stores. The land extends to approximately 180 hectares (447 acres), being a combination of pasture and rough and hill grazing.

Registered Bidding

Registered bidding will apply to this lot. Prospective purchasers will be required to deposit cleared funds of £20,000 into the Allsop LLP Client Account prior to the Auction. In return, a bidding paddle will be provided. The successful purchaser will be required to pay any additional funds by debit card or cheque to ensure the deposit provided equates to 10% of the purchase price. For further details please contact: richard.adamson@allsop.co.uk

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.allsop.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £750 (including VAT) upon exchange of sale memoranda.

