



Lleiniau Hirion & Orchard Cottage, Penrhos, Pwllheli, Gwynedd. LL53 7NF

- GENEROUS PLOT
- 1.6 ACRES
- PRIVATE PADDOCK
- COUNTRYSIDE OUTLOOK
- 2 PROPERTIES
- INCOME POTENTIAL
- RESIDENTIAL PROPERTY & HOLIDAY LET BARN

PROPERTY DESCRIPTION

Lleiniau Hirion offers a unique opportunity to acquire approximately 1.6 Acres of land containing two properties, a paddock, ample parking and stunning countryside views. The residential dwelling offers comfortable family accommodation with two bedrooms and two bathrooms. While the converted barn offers generous holiday accommodation across 2 bedrooms and provides an income opportunity for the owner.

The main dwelling is a timber frame chalet style property with residential status. The property has been insulated and modernised over the years to provide comfortable family accommodation. The open plan kitchen, diner and living room offers a great space for entertaining or cosy evenings. The log burner serves as a focal point and secondary source of heating, while vaulted ceilings help create a spacious atmosphere. Sliding patio doors provide access to the conservatory which offers additional indoor space, access to the private garden and the panoramic countryside views.

Orchard Cottage is a cosy welsh cottage with a contemporary open plan interior. Tucked away in a quiet location in Penrhos on the Llyn Peninsula, this property offers private parking and gardens to the front and rear. The living accommodation is all on the ground floor, however the property benefits from a mezzanine level in the lounge, ideal for additional storage, or living space with limited head height.

The property briefly comprises of an open plan living area with kitchen, dining area and lounge with access to both the front and rear gardens, a family bathroom, and two double bedrooms. The mezzanine area is accessed by a spiral staircase in the lounge. This property is a barn conversion and has a holiday let restriction specified by Gwynedd Council when planning permission was granted in 2015, the property can only be used as a self catered holiday accommodation under it's current categorisation. Planning permission would be required for any change of use. Tenure We believe the property to be Freehold, but potential purchasers should seek clarification from their solicitor prior to an exchange of contracts.

Council Tax Band - C

Services - Mains water, drainage and electricity. Gas Central Heating, Underfloor Heating

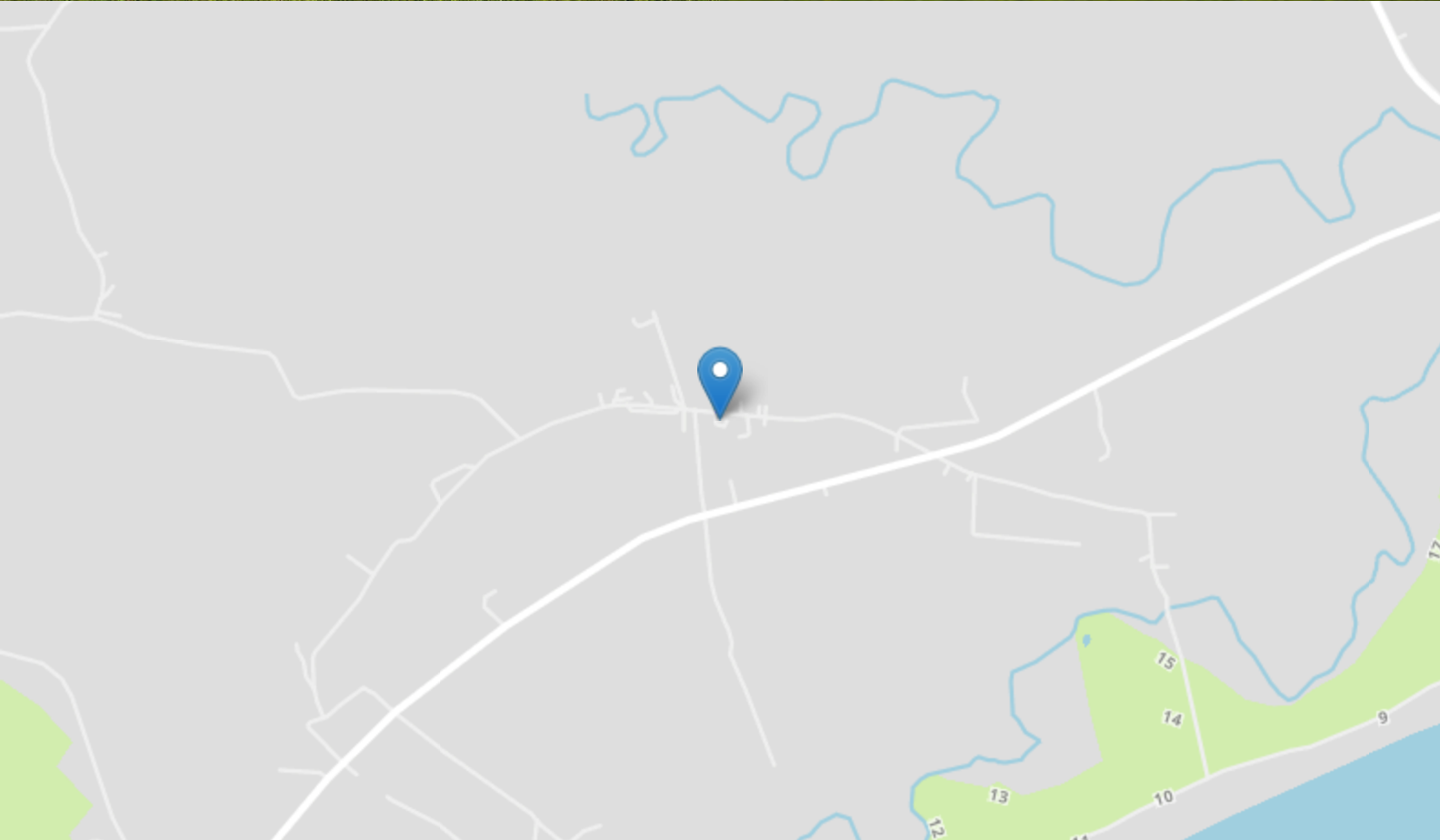
Location Information Abersoch 5 miles . Pwllheli 1.7 miles . Porthmadog 14.9 miles . Bangor 30.9 miles . Chester 77.7 miles . Shrewsbury 84.5 miles . Manchester 114 miles.

Viewing is strictly by appointment only with Elvins Estate Agents

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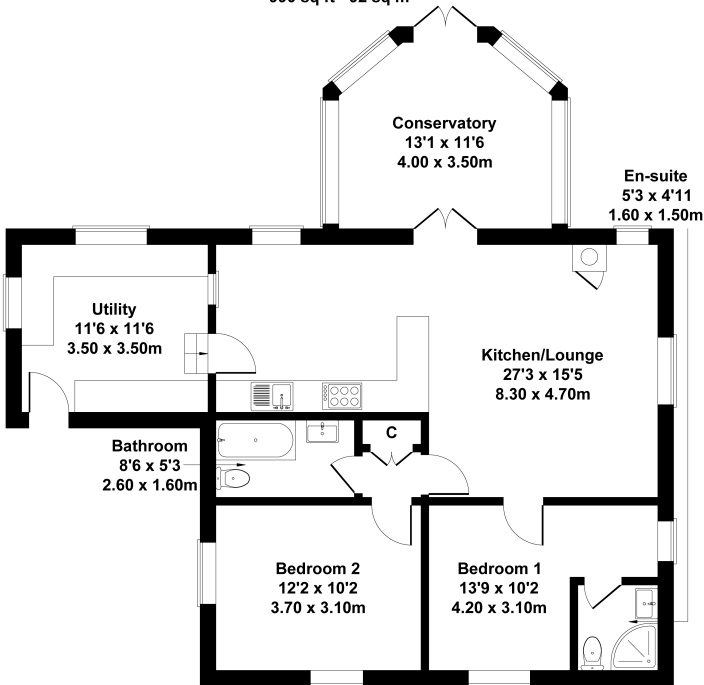
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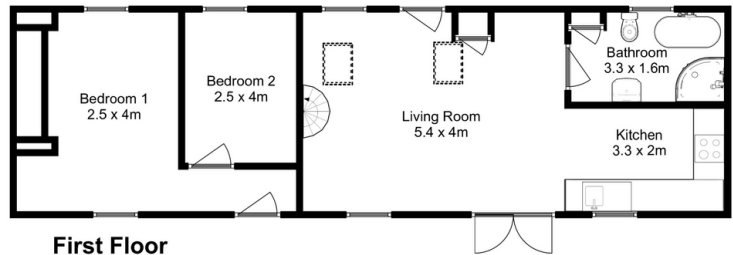


Lleiniau Hirion, Penrhos

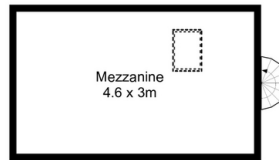
Approximate Gross Internal Area
990 sq ft - 92 sq m



Ground Floor



First Floor



Disclaimer: For illustrative purposes only. The position and size of doors, windows, appliances and other features are approximate.

Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	