Rhys Elvins
Estate Agents | Gwerthwr Tai

Offers Over £425,000 Freehold
FOR SALE



Court Farm, Mynytho, Pwllheli, Gwynedd. LL53 7SH

- MODERNISED WHILST RETAINING TRADITIONAL FEATURES
- STUNNING FAR REACHING SEA VIEWS
- GENEROUS PARKING WITH OUTBUILDING AND GARAGE
- 5 MINUTE DRIVE TO ABERSOCH
- MATURE GARDEN WITH GREAT PRIVACY
- INGLENOOK FIREPLACE

6 High Street, Abersoch, LL53 7DY

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PROPERTY DESCRIPTION

Set in a private countryside setting with no immediate neighbours, Court Farm in Mynytho is a striking detached stone cottage that perfectly blends rustic charm with modern coastal living. Surrounded by rolling fields and offering good privacy, this exceptional four-bedroom property serves as the ultimate rural retreat, all while being just a short drive from the vibrant seaside village of Abersoch.

The heart of the home features a cozy country kitchen with under floor heating and an inviting living/dining space centered around a traditional log burner within an inglenook fireplace, perfect for chilly coastal evenings. Upstairs there are two bedrooms, the impressive master bedroom suite serves as a private sanctuary, boasting its own ensuite shower room and a private balcony dedicated to showcasing the spectacular, uninterrupted vistas stretching out towards the iconic waters of Porth Neigwl (Hell's Mouth). The ground floor features two further bedrooms which are serviced by a second bathroom.

Outside, the property is enveloped by mature, well-maintained gardens with expansive lawns and established hedging that ensure absolute seclusion. A huge gated driveway provides secure and ample parking for multiple cars and watercraft, which is wonderfully complemented by a detached double garage and an additional characterful stone outbuilding. Whether you are searching for a tranquil family home or a premium coastal escape with plenty of space for outdoor gear, Court Farm offers an unmatched sense of freedom, space, and natural beauty on the Llŷn Peninsula.

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 - E

Services - Mains water and electricity, septic tank.

Marketing Appraisal Thinking of Selling? We are an independent estate agency and have experienced local property experts who can offer you a free marketing appraisal without obligation. It is worth remembering that we may already have a purchaser waiting to buy your home.

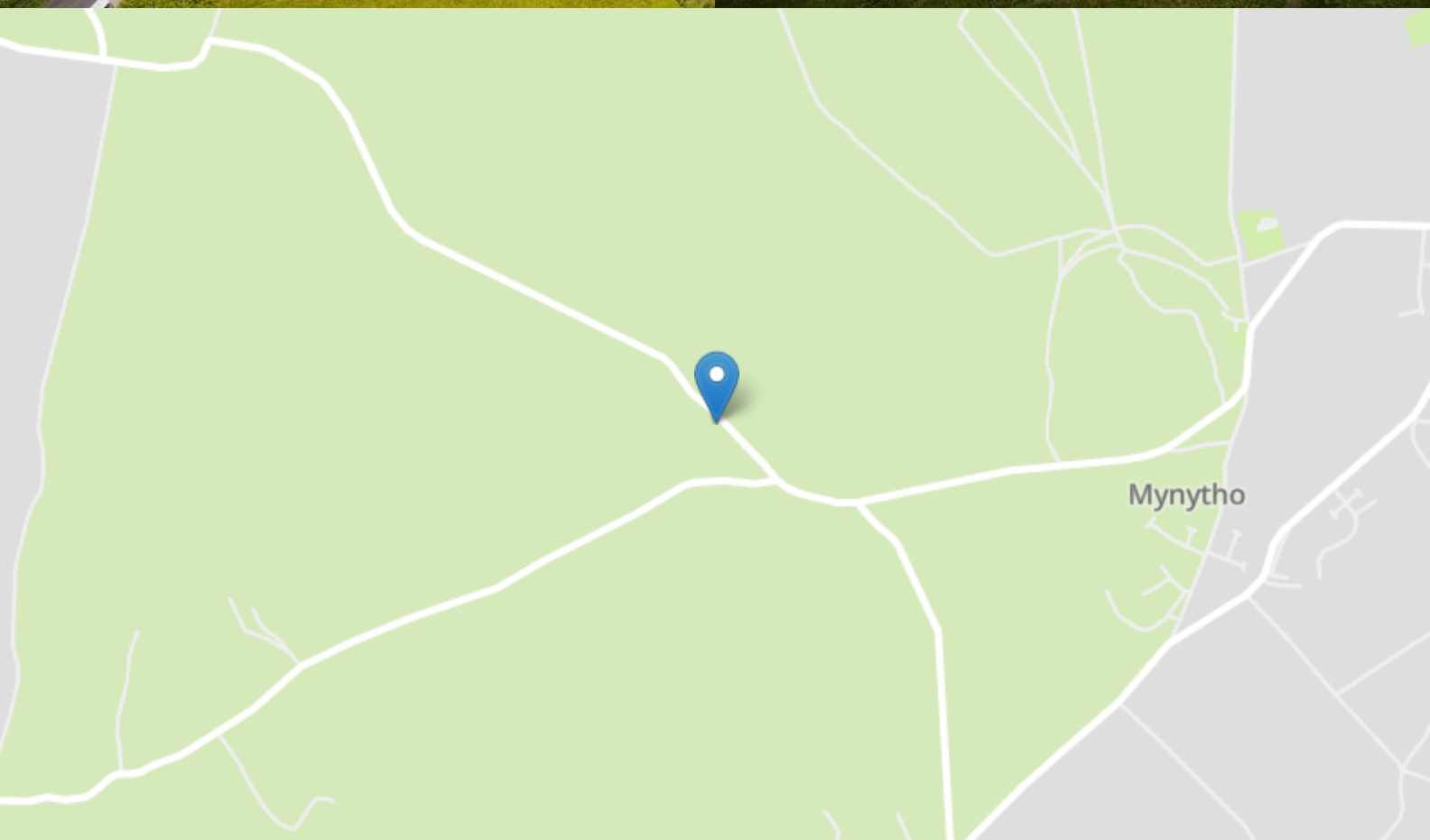
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Mynytho

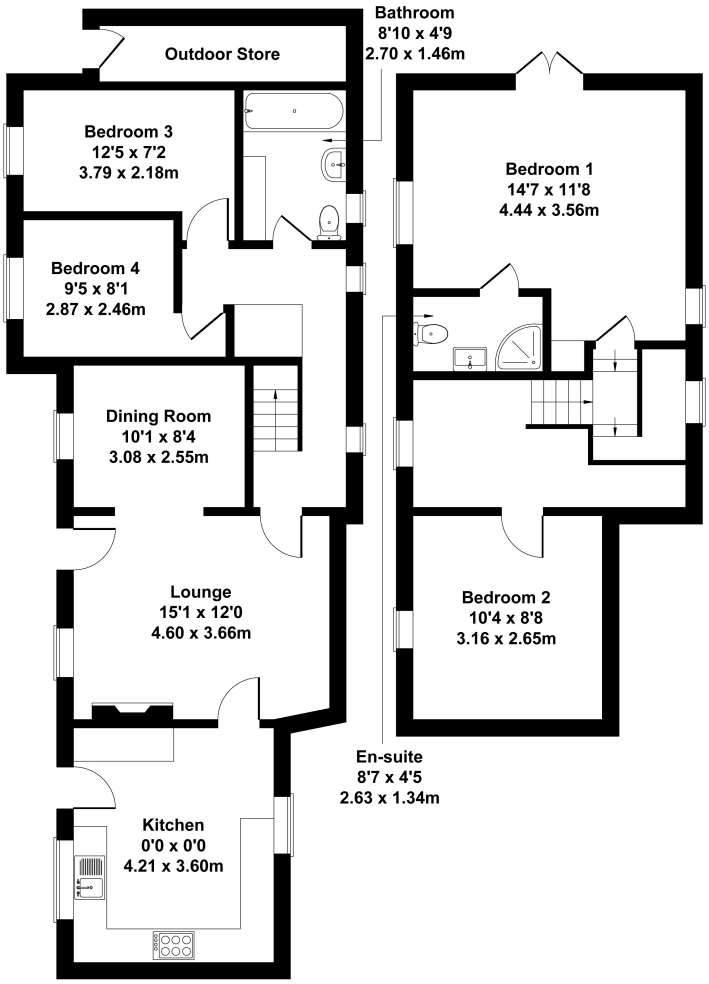




FLOORPLAN & EPC

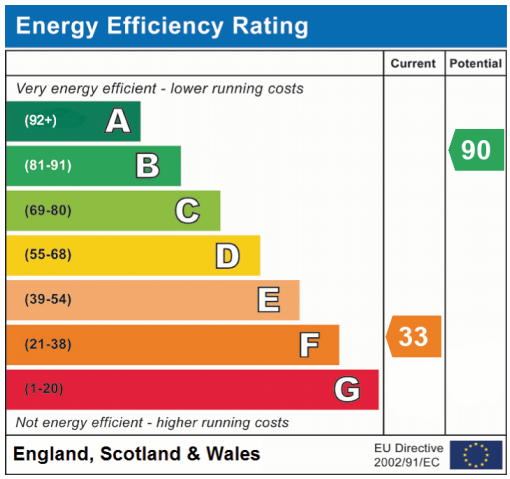
Court Farm, Mynytho

Approximate Gross Internal Area
1389 sq ft - 129 sq m



GROUND FLOOR **FIRST FLOOR**

Not to Scale. Produced by The Plan Portal 2026
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