



# Tyn Don Farm, Llanengan, Pwllheli, Gwynedd. LL53 7LG

- 10 Holiday let units and an 8 bedroom farmhouse
- 10.1 acres of land and operational leisure businesses
- Neighbouring the Welsh coastal path with stunning sea views
- Short drive to Abersoch and access to Porth Neigwl beach
- Solar panels, 5kw wind turbine and 17kw Tesla Battery
- Static Caravan Site with 20 pitches



## PROPERTY DESCRIPTION

Ty'n Don presents a unique opportunity to acquire an impressive property and business comprising of a caravan site with 20 static pitches, an 8 bedroom Farm House and 10 self contained holiday let properties within meters of the stunning Porth Neigwl (Hell's Mouth) beach in Llanengan Nr Abersoch.

The land ownership extends to the dunes, totalling approximately 10.1 acres within the Welsh Coastal path and included grazing land, a paddock, leisure accommodation and more. The whole site has been extensively modernised and improved in recent years by the current owners, offering an exciting turn key, operational investment opportunity in a beautiful location. Ty'n Don is a holiday let and caravan site business that has increased revenue over the last 3 years.

Ty'n Don offers further potential to increase revenue and has the capacity to be used for events such as weddings and family gatherings.

**Ty'n Don Farm House:** Located on the picturesque coastline in Gwynedd, North Wales Ty'n Don, originally built in 1912, is a stunning property that has been sympathetically modernised and maintained over the years, and converted into high quality self contained accommodation. Comprising of 8 double bedrooms and 4 bathrooms, this property provides generous family accommodation in an idyllic setting with panoramic views in all directions.

**Holiday Let Apartments:** Ty'n Don also comprises of 10 terraced individual properties which are currently managed as self contained holiday let accommodation. A mixture of 2 and 3 bedroom properties which benefit from private kitchens, bathrooms and living rooms benefitting from sea and countryside views. There is ample parking provided for the accommodation within the courtyard and to the front of the property. All holiday lets have a solar heating panel on the roof which makes them very economical.

**Static Caravan Site:** Within the grounds is also an operational Static caravan park. Comprising of 20 seasonal static pitches all benefitting from stunning sea views and allocated parking. All caravans are privately owned and the site holds an 8 month licence operating from March 1st – October 31st. Pitches are fully serviced with mains water, electricity and drainage. The site is a Green energy site, powered by 50 solar panels (totalling 17kw solar array) on the barn roof and linked to a 17kw Tesla battery system that manages the Green energy solution.

**Green Energy:** Farmhouse with 5Kw solar panels. 5Kw Wind turbine with 5m diameter blades, generating more than 14 Mega watts (Mw) in 11.5 months of operation. Tesla battery with 17Kw storage, charged up by both solar panels and turbine. Marine grade Dakin air source heat pump fed by the turbine and solar panels. Two electric car charging points available for guests and the general public.

**Ecology and special status:** The land bordering the coastal path is part of an area designated Site of Special Scientific Interest (SSSI) because of its rare flora fauna and geology. Viewings highly recommended and income details available on request.

**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 – N/A (Business Rates)

Services Mains water, drainage and electricity. Wind turbine, Solar and Tesla battery

Location Information Abersoch 2.2 miles . Pwllheli 9.1 miles . Porthmadog 22.1 miles . Bangor 38.6 miles . Chester 99.7 miles . Shrewsbury 96.5 miles . Manchester 136 miles.

Viewing Viewing is strictly by appointment only with Elvins Estate Agents

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Note: Outline is for reference only and buyers should refer to the Land Registry for confirmation





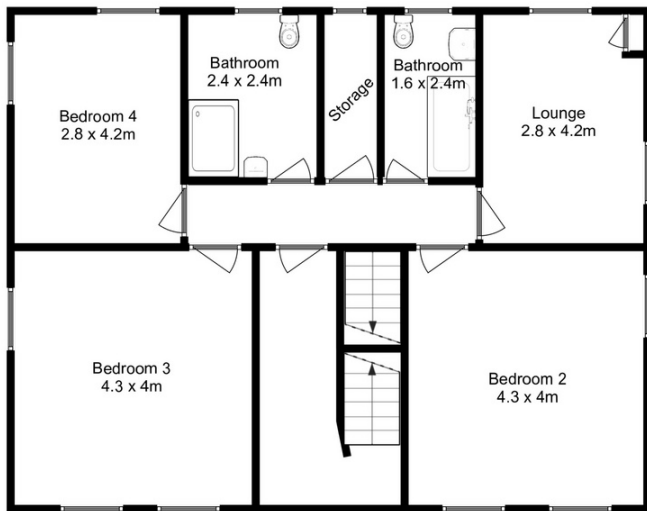
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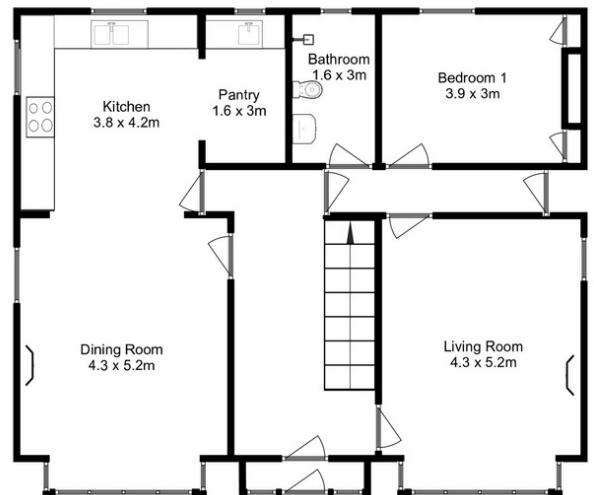
# FLOORPLAN & EPC

Rhys  
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## First Floor



## Ground Floor



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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		98
(81-91) <b>B</b>	87	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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