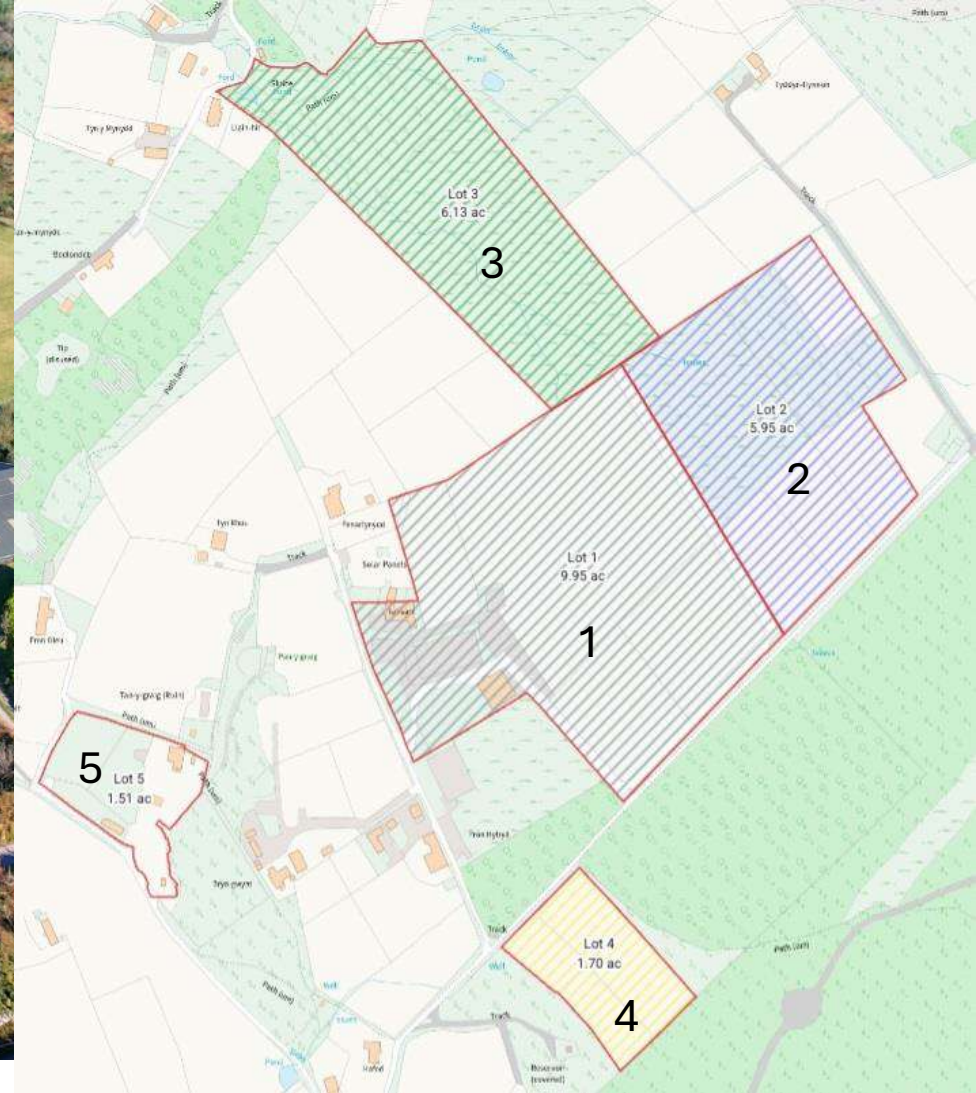




Equestrian Property & Land - 24ac

Tan Y Graig, Mynydd Nefyn - For Sale in Lots



This property offers a rare opportunity to own up to 24 acres of land, complete with equestrian facilities, a cottage, and stables located in the picturesque rural setting of Mynydd Nefyn | Mae'r eiddo hwn yn cynnig cyfle prin i fod yn berchen ar hyd at 24 erw o dir, ynghyd â chyfleusterau marchogaeth, bwthyn a stablau wedi'i leoli mewn lleoliad gwledig yn Mynydd Nefyn.

Panoramic views spanning from the Gwylwyr mountain ranges, across the coastline to Nefyn Beach, beyond to Porthdinllaen, and along the North Coast of the Llyn Peninsula to Garn Boduan - arguably one of the best views available on the Llyn.

Offered for Sale in Lots by Informal Tender – Closing Date Noon on Thursday 4th December 2025.

Lot 1 – Land at Talsarn – 9.95ac

Fully equipped equestrian complex comprising stables, menage, barn, workshop and land extending to approximately 10 acres. Cyfleusterau marchogaeth yn cynnwys stablau, menage, ysgubor, gweithdy a thir sy'n ymestyn i oddeutu 10 erw.

Price Guide: £180,000 to £200,000

Cyfleusterau | Facilities

Located in the uplands of Mynydd Nefyn, extensive groundworks has taken place to create suitable plots for the structures and buildings, in addition to creating a network of tracks and extensive yard space.

Two ranges of stables are available at Talsarn, the largest of which is situated at the bottom of the yard. Both are constructed of timber under bitumen roof sheets benefiting from concrete bases throughout. The lower range comprises 3 tack rooms, kitchen, WC, 3 stables and a hay store. A full length covered area extends the front of the stables. The upper range comprises 3 stables and a tack room, a container is located adjacent for further storage.

The ménage measures 20m x 40m and features extensive drainage, a timber-derived surfaced and perimeter fencing, specifically designed for use as a menage. Beneath the barn, there is a concrete feeding area that has been historically used for feeding cattle.

Y Tir | The Land

The land has been divided to four paddocks, each can be independently accessed via the perimeter track making grazing management easy. The track also presently provides access to the adjacent lots of land. The land also has access point directly of the public highway separate to the main access to the yard. The land is suited to grazing and mowing.

Adeiladau | Buildings

Situated opposite the menage, a large modern portal-frame barn has been constructed. Comprising a 60ft x40ft barn with roller shutter door, kitchenette and shower room plus a 20ft wide lean-to. The barn is of portal frame construction, galvanised with box profile cladding, featuring a fibre cement roof and concrete flooring throughout.

Planning Permission

C05D/0517/42/LL - Adeiladu Sied Amaethyddol Ynghyd A Lleoli 'Polytunnel' A Sefydli 'Menage' / Construction Of Agricultural Shed Including Siting Of Polytunnel And Creation Of Menage.



Lot 2 – Land at Tyddyn Blondeg – 5.95ac

6 acres of land near Mynydd Nefyn | 6 erw o dir ger Mynydd Nefyn. Land at Tyddyn Blondeg offers a rare opportunity to acquire a well-situated block of pasture land in the uplands near Nefyn, featuring spectacular views. This prime parcel of land is ideal for agricultural or recreational use, with breathtaking scenery and convenient accessibility.

Price Guide: 30,000 to £35,000 | 5.95 ac | 2.40ha

The land is divided to various enclosures, representing rough grazing & wetland areas with scope for further improvement. *No mains services to lot 2-4.*

Lot 3 – Land at Tyn y Mynydd – 6.13ac

6 acres of land near Mynydd Nefyn | 6 erw o dir ger Mynydd Nefyn. Land at Tyn y Mynydd offers a rare opportunity to acquire a block of pasture land in the uplands near Nefyn, featuring spectacular views. This prime parcel of land is ideal for agricultural or recreational use, with breathtaking scenery.

Price Guide: 18,000 to £22,000 | 6.13 ac | 2.48ha

The land is sloping nature, with stone outcrops and areas of scrub. The present owners have invested in clearing the land, and in forming drainage ditches to dispense the natural water running from the mountain.

Access to the land is presently served by adjacent land, however an right of access exists leading from Northern end via the driveways of the adjoining dwellings.

Lot 4 – Mynydd Land – 1.70ac

1.7 acres of land near Mynydd Nefyn | 1.7 erw o dir ger Mynydd Nefyn. Mynydd Land offers a rare opportunity to acquire a well-situated block of pasture land in the uplands near Nefyn, featuring spectacular views. This prime parcel of land is ideal for agricultural or recreational use, with breathtaking scenery and convenient accessibility.

Price Guide: £20,000+ | 1.70 ac | 0.68ha

The land is divided to 4 enclosures, representing gently sloping grazing and mowing parcels of land with access direct off the public highway.

Directions: From Groes Nefyn, travel east towards Mynydd Nefyn for about 3/4 mile along Bryn Glas, up the hill. Take the next left-hand junction and continue along the tarmac lane, passing a row of cottages on the right. The land is situated at the top of the hill, approximately half a mile from there.



Lot 5 – Tan Y Graig, Mynydd Nefyn – 1.51ac

Tan Y Graig is a spacious detached cottage situated on 1.5 acres, offering stunning views and an impressive equestrian setup. It features 3 bedrooms, stables, and outbuildings, making it a rare opportunity to own a well-appointed, ready-to-move-in equestrian property.

Price Guide: £550,000 | 1.51 ac | 3 Bedrooms | Stables

The property offers panoramic views spanning from the Gwylwyr mountain ranges, across the coastline to Nefyn Beach, beyond to Porthdinllaen, and along the North Coast of the Llyn Peninsula to Garn Boduan – arguably one of the best views available on the Llyn. Originally a modest stone cottage, the property has been comprehensively refurbished and extended by the current owners.

Internally the property comprises a large open plan kitchen with island and aga stove, leading to the large open plan living and dining area with bi-folding doors leading to the front terrace. A family bathroom is located centrally within the ground floor, plus a utility room assessable off the dining room. 3 Bedrooms and a further bathroom are situated within the 1st floor.

Externally, Tan Y Graig features fenced paddocks, a range of stables, kennels, and a detached garage. To the side of the main entrance, there's a yard or plot with separate access to the lane, offering potential for further development, subject to consent, with services in place.

The fitted kitchen features solid countertops and integrated appliances, including a dishwasher, fridge/freezer, and oven. The focal point of the kitchen is the Aga (LPG).

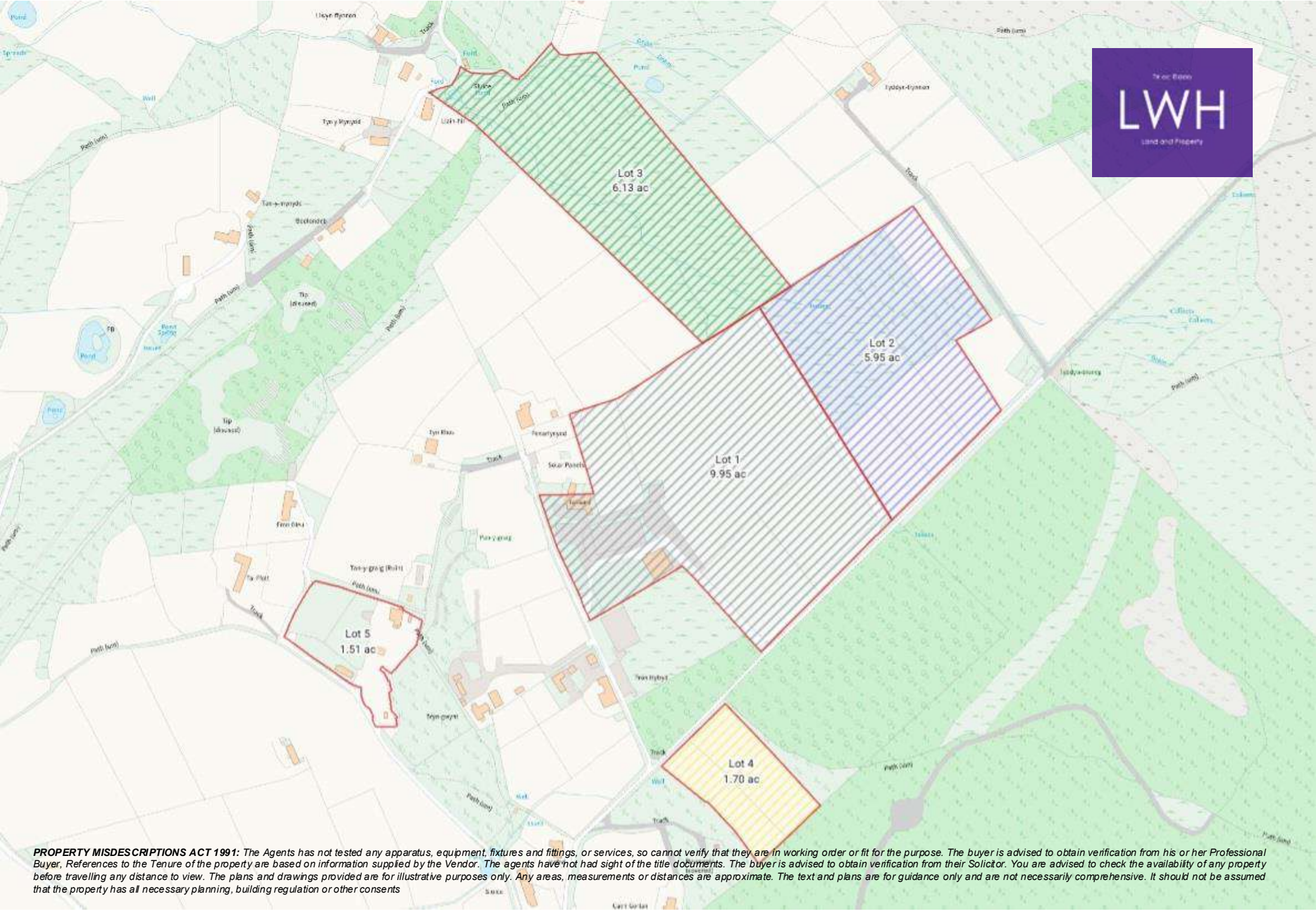
The house is of traditional construction under slate roof covering, stables and kennels are timber under bitumen/corrugated sheets and the garage of solid elevations under box profile roof.

Double Glazed | LPG Central Heating & Aga

EPC: TBC | Council Tax Band: D | Currently a Main Home.

Directions: From Groes Nefyn, travel east towards Mynydd Nefyn for about 3/4 mile along Bryn Glas, up the hill. Take the next left-hand junction and continue along the tarmac lane, passing a row of cottages on the right. Take the left hand fork in the road, signposted for Tan Y Graig and proceed down the lane for 250 yards or so, the property is located on the right hand side.

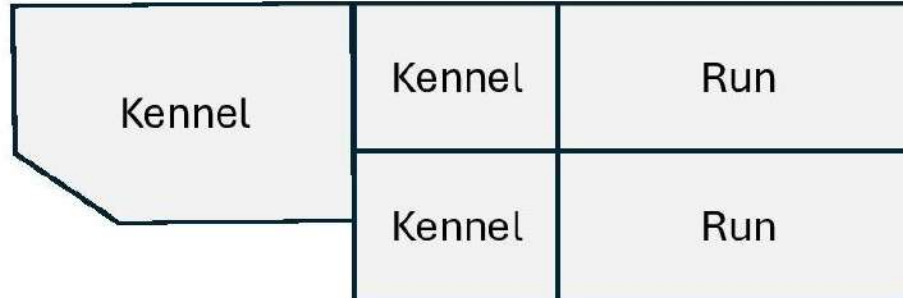
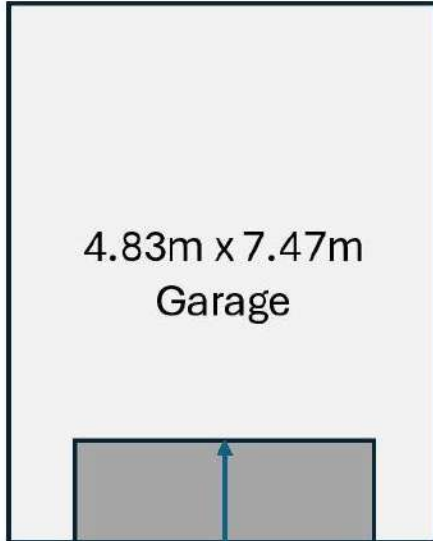
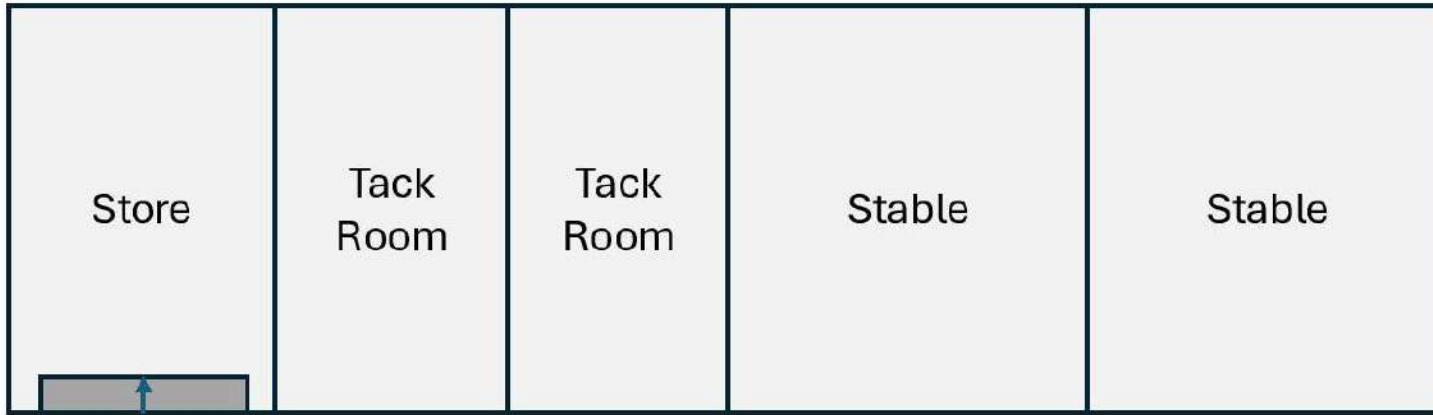




PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view. The plans and drawings provided are for illustrative purposes only. Any areas, measurements or distances are approximate. The text and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents

Lot 1 – Land at Talsarn – 9.95ac

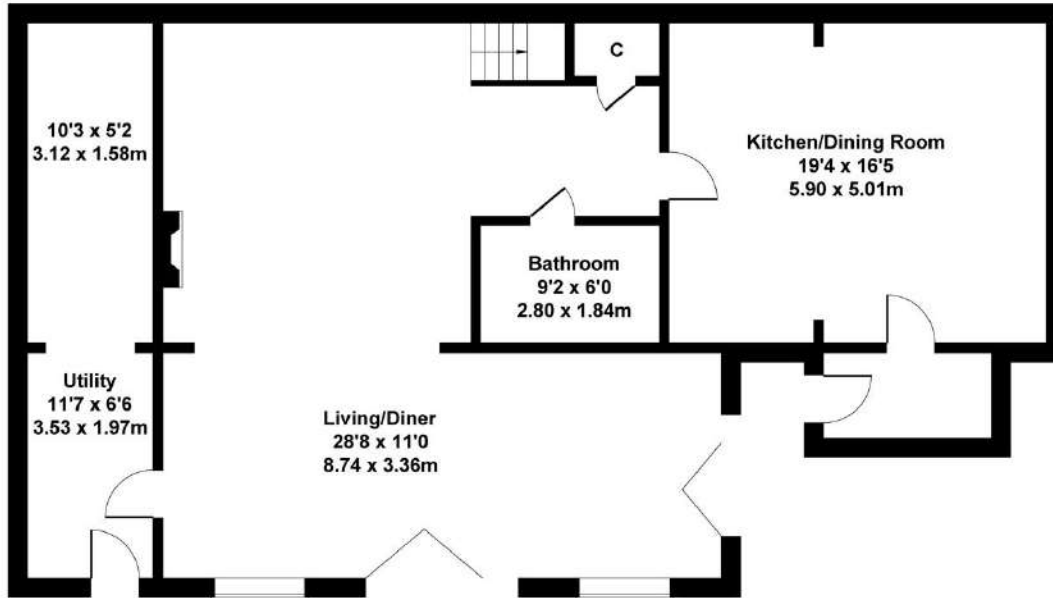
Buildings at Tan Y Graig Mynydd Nefyn



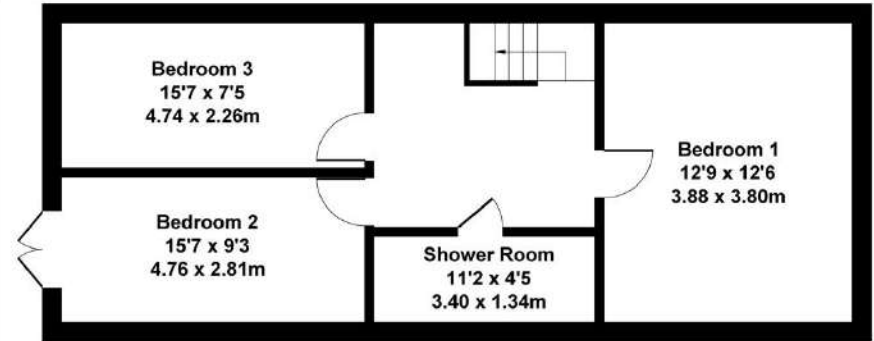
Other sheds, containers and outbuildings are located within Tan Y Graig

Lot 5 – Tan Y Graig, Mynydd Nefyn – 1.51ac

Tan Y Graig, Mynydd Nefyn, Pwllheli LL53 6TN



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2025
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