



Ynys Gifftan

Talsarnau, Gwynedd

Carter Jonas

Ynys Gifftan Ynys Talsarnau Gwynedd LL47 6TT

A unique opportunity to acquire a picturesque private island set within the Dwyryd Estuary, in the heart of Eryri National Park.

Ynys Gifftan extends to approximately 17.74 acres, offering an expansive and unspoilt landscape with uninterrupted panoramic views across the coastline and surrounding mountains.

For sale by private treaty



Location

The property occupies a unique and tranquil position within the Afon Dwyryd estuary, close to the village of Talsarnau.

The island is situated approximately 4 miles from the historic coastal town of Harlech.

The coastal towns of Porthmadog (5 miles) and Barmouth (15 miles) are within easy reach and provide a more comprehensive range of leisure and shopping facilities.

Amenities

Set within the heart of Eryri National Park, Harlech is widely regarded as one of Wales' most scenic and historically significant locations. The town is renowned for its UNESCO World Heritage listed castle, dramatically sited above the coastline, with the Rhinog mountain range providing a striking natural backdrop.

The area boasts golden sandy beaches and picturesque coastal and mountain walks which can be enjoyed throughout the year.

Harlech benefits from a wealth of essential amenities including a bakery, grocers, pharmacy, cafés, restaurants, and bars. It also benefits from the availability of both primary and secondary schools, as well as a local health centre.

It is also home to the prestigious Royal St David's Golf Club, one of the finest links courses attracting golfers from across the country.

With its combination of heritage and natural beauty it presents an exciting proposition for buyers looking to purchase in a truly special part of Wales.

Farmhouse

The traditional stone farmhouse occupies a picturesque position on the eastern shore of the island, enjoying open views across the estuary towards the village of Talsarnau.

The property is in need of comprehensive renovation throughout, and, subject to securing any necessary planning consents, presents an exciting and rare opportunity for a purchaser to restore and enhance a characterful dwelling in an exceptional setting.

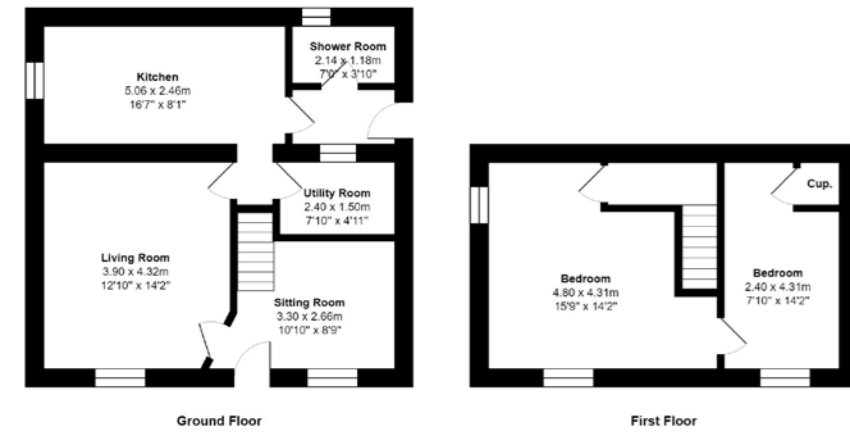
The farmhouse is arranged over two floors. The ground floor accommodation comprises two reception rooms, a kitchen, bathroom, and pantry. To the first floor there is an en-suite bedroom.

Adjacent to the farmhouse is a traditional stone outbuilding, offering useful additional storage or potential for ancillary use, subject to the necessary consents.

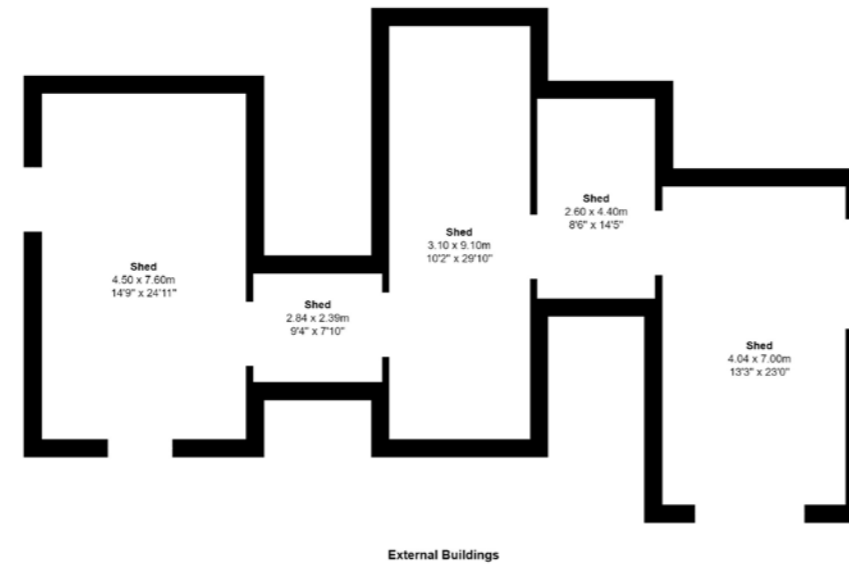


Floor Plan

Ynys Giffan
Ynys
Talsarnau
Gwynedd
LL47 6TT



All measurements are approximate and for display purposes only



For illustrative purposes only - not to scale.
The position & size of doors, windows, appliances
and other features are approximate only.



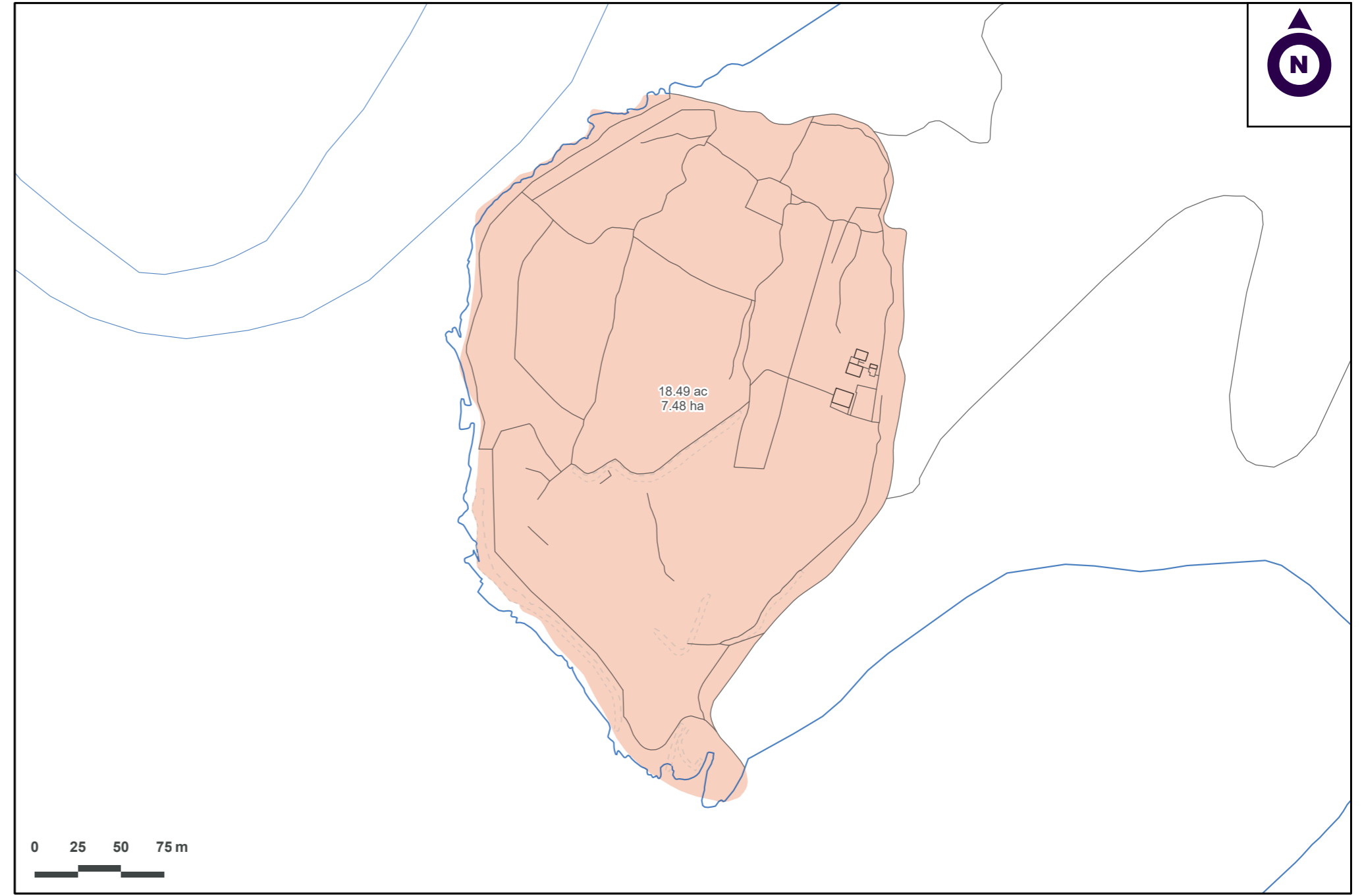
Land

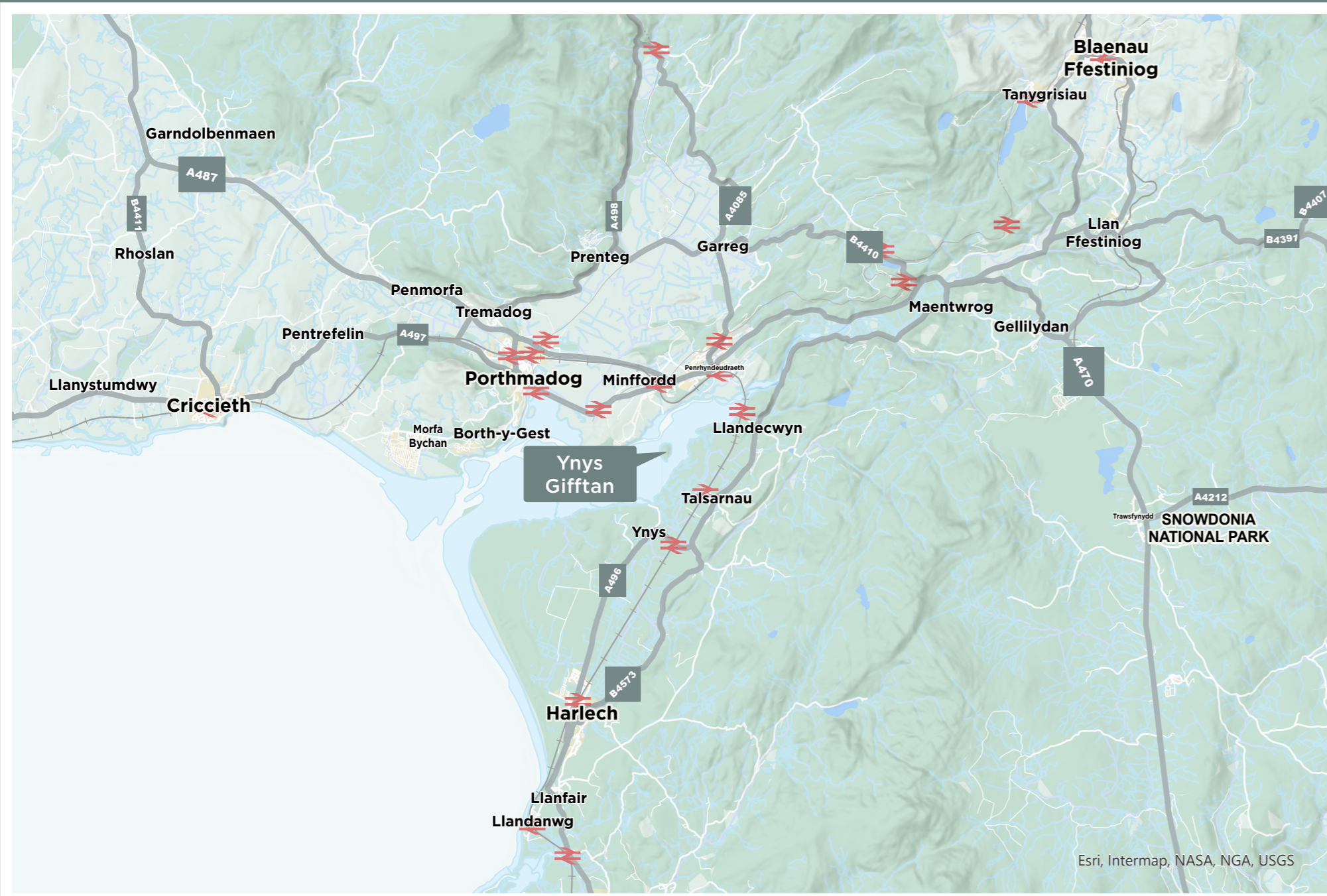
The land extends to approximately 17.74 acres, comprising a mix of rocky grassland and permanent pasture.

The land has become overgrown in places and would benefit from grazing and general

land management to restore it to its full potential and productivity. Remnants of field boundaries are evident, although these would require repair and reinstatement.

There are no Basic Payment Scheme (BPS) entitlements included within the sale.





Method of Sale

The property is offered for sale by private treaty.

Tenure & Possession

Freehold with vacant possession upon completion.

Designations

The property is situated within the Eryri National Park.

Services

Electricity - Not connected.

Water - Mains water was connected during the 1980s; however, the agents are not aware whether this connection remains active.

Drainage - Private drainage system

Please note the agents have not inspected or tested these services.

Wayleaves, Easements & Rights of Way

The property is sold subject to all the benefit of all wayleaves, easements and rights of way, whether mentioned in these particulars or not.

Viewings

Strictly by appointment with the agents only at which time access instructions will be provided.

Health & Safety

Given the potential risks associated with this isolated property, including the access route, terrain and tidal conditions. Viewers must take care an caution throughout inspections and to remain vigilant at all times for their own personal safety.

Local Authority

Cyngor Gwynedd
www.gwynedd.llyw.cymru
Parc Cenedlaethol Eryri National Park
www.eryri.llyw.cymru

Directions

From the A487, turn onto the A496 towards Harlech and continue on this road until you arrive at the village of Talsarnau. Take the right-hand turn towards the railway station for access to the Dwyryd Estuary.

Alternatively, continue along the A496 and turn right at Glan y Wern towards Harlech. Upon arriving at Ynys, take the first right.



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National Rural Agency

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