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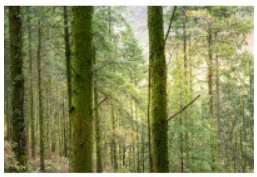


Coed Pen Y Bont

Gwynedd

This peaceful south facing woodland nestles on the flanks of Cadair Idris, with a flat clearing that is very attractive for camping.

Details

Price: £109,000 Freehold
Location: Tal-y-Llyn, Tywyn, Gwynedd
Size: Almost 11 ½ acres for sale
OS Landranger: OS No 124
Grid ref: SH 705 809
Nearest post code: LL36 9AQ

Local manager

Dan and Lucy Capp
07763 314988
danandlucy@woodlands.co.uk

Description

Coed Pen Y Bont is a woodland situated on a south facing mountain side next to the stunning Llyn Mwyngil Lake at Talyllyn. It has established tracks and large clearing. The clearing can be accessed by four wheel drive vehicle from the west or by foot along a cleared track from the east.

The flat track and clearing offer an easy woodland to develop, a camp to enjoy the warmth of the sun, and wildlife in the woodland.

Whilst steep, the woodland is possible to move through in all places as it is well developed with clear woodland floor.

Recent thinning has been undertaken, which will enable more glades to develop.

The purchasers of the woodland will be asked to enter into a covenant to ensure the quiet and peaceful enjoyment of adjoining woodlands and meadows.

Trees

The area of mature trees at the top of Pen Y Bont is interwoven with a beautiful mix of Holly, Oak, Beech, Birch, Cypress, Willow, Douglas Fir and Chestnut to name a few. The lower part of the woodland is populated mostly with oak.

The woodland comprised of approximately 25% Larch in small pockets, and one larger area of around one acre. The Larch was removed in August 2025 under a statutory plant health notice (SPHN). This work has been done sensitively and selectively by a specialist low impact forestry contractor. The SPHN has no specific replanting obligations, so this gives the opportunity to allow the woodland to regenerate naturally, or for the planting of preferred tree species within the small glades left vacant by the removed Larch.

Wildlife

Bird song rings out across this woodland. Blackbirds and cuckoos are heard in season. Don't be surprised to see woodcock and buzzards soar overhead. Tawny owls and slow worms warming up in the springtime sun are not unusual. Many species of butterflies dance in and out of the clearing.

During spring a blanket of bluebells (clychau'r gog) softens the woodland floor, lightly speckled with white wood sorrel and wood anemone.

Features

Good access tracks.

Lovely flat, central clearing easily accessible by four wheel drive.

Incredible location.

Mixture of broadleaf species, and coniferous species

Easy parking for a family vehicle.

Access, tracks and footpaths

A good farm track gives access for a family car along the northern boundary of the woodland. This has good parking towards the top of the wood.

A track, suitable for a four wheel drive gives access to the flat clearing, with access rights through other private woodland. This track continues to within about 10 metres of the eastern boundary.

To the eastern side of the woodland a clear footpath runs alongside the entire boundary of the wood.

The bottom boundary of the woodland has a short (10m) boundary with the B4405, but there is no easy place to park here.

Rights and covenants

The purchasers of the woodland will be asked to enter into a covenant to ensure the quiet and peaceful enjoyment of adjoining woodlands and meadows.

Activities

Coed Pen y Bont could be enjoyed as it is, for most woodland activities. Historic saw pits and other historic forestry features are within the woodland.

The southerly aspect gives good light in the clearing, which would be a lovely area to develop as a flat campsite within the wood.

Local area and history

Coed Pen Y Bont is situated above the magnificent Talyllyn lake (Llyn Mwyngil in Welsh). The area is encompassed by the flanks of Cadair Idris and the Tarren range of mountains. Quarrying used to be a business here but now it is now predominantly outdoor leisure, tourism and sheep farming that provides employment.

Nearby is the Talyllyn Railway steam railway and the wonderful Ty'n Y Cornel Hotel from where the photo from the lake was taken.

How to find this woodland

You are welcome to visit this wood by yourself, but please ensure that you have a copy of these sales details with you - many of our woodlands do not have mobile phone reception or internet access so we recommend either printing the details or downloading them to your phone/tablet/laptop.

Do remember to also check that it is still available for sale. If you have seen the woodland and wish to be accompanied on a second more detailed visit please contact our local manager.

Directions

From the A487 Cross Foxes to Machynlleth road:

Take the B4405 signposted Tywyn and Abergynolwyn.

Drive past Tal-y-Llyn lake, and after almost one mile there is a farm track forking off to the right. This is easiest to access heading west, as the fork would be quite sharp in the other direction.

Pass one gated entrance on your right, and at the next junction the main track heads back on itself signed to "Rhiwogof". Follow this arm of the track. After approximately 400m, a gated track leads into the clearing, with a right of access for Coed Pen y Bont owners. This track is suitable for a four wheel drive, however for viewing we recommend following the main track up the hill. A blue marker post shows the corner of the boundary. About 100m after this there is a widening of the track on both sides. Park on the right hand side as you head up the hill. From here walk a little further up the hill forking right. After about 80m turn right, back on yourself and follow the public footpath down to the 'Coed Pen Y Bont' sign. Enter the wood here on a woodland ride in amongst the trees. After 230m this leads you to a beautiful clearing, where you will find a rustic bench and a ridestop.

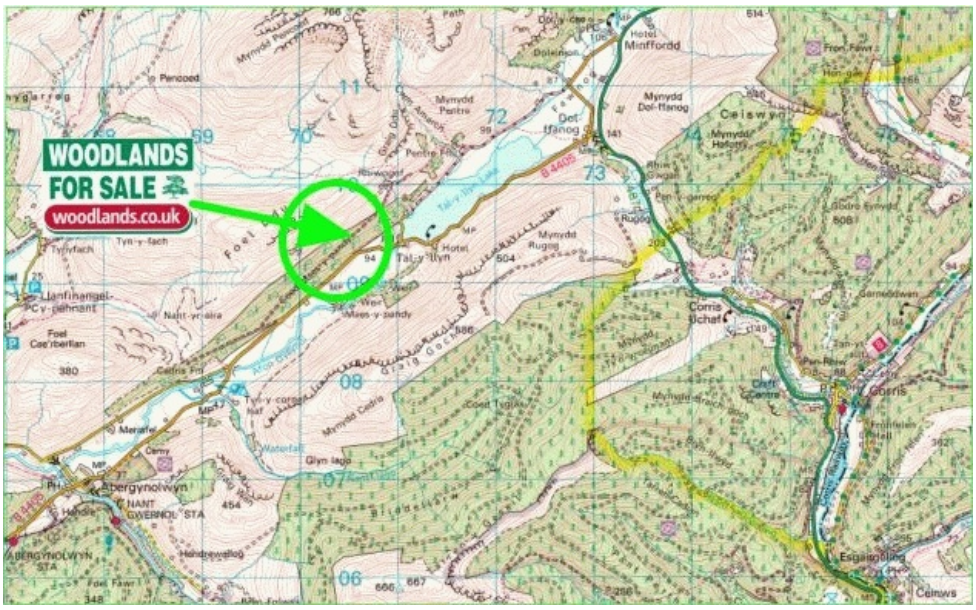
Boundaries:

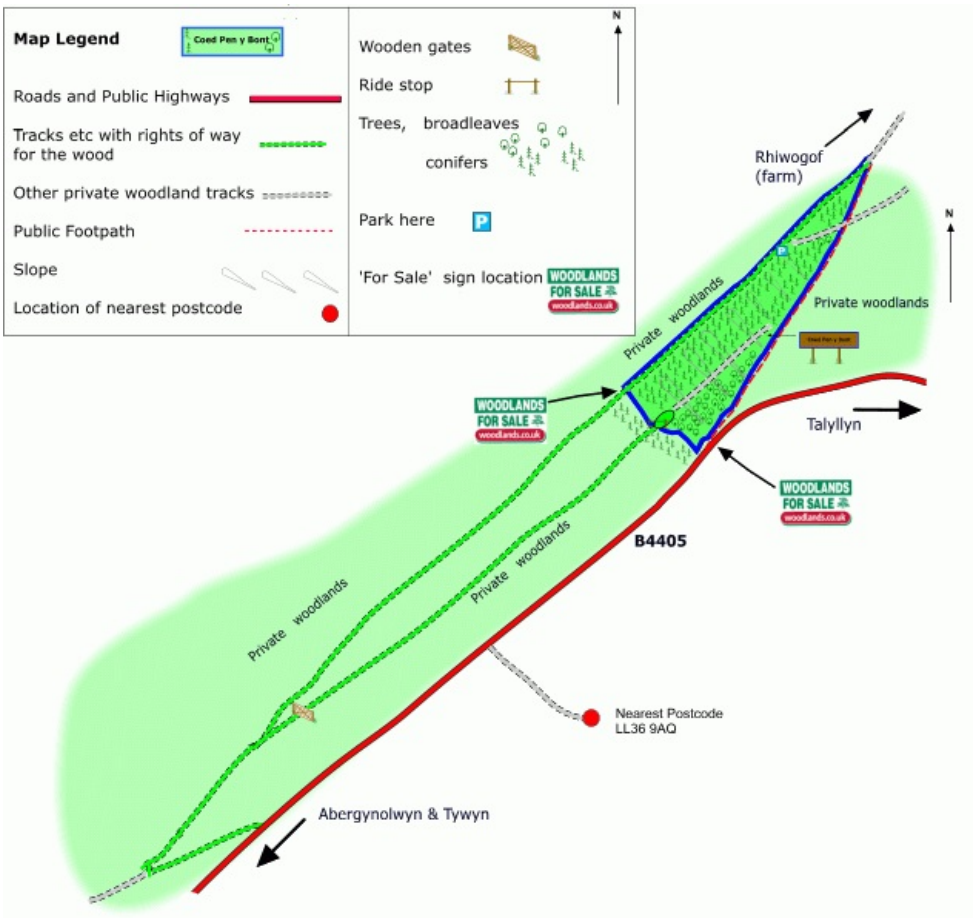
The boundaries of Coed Pen Y Bont are marked in blue, either on rounded fence posts or a small circle on trees alongside the main Public Footpath.

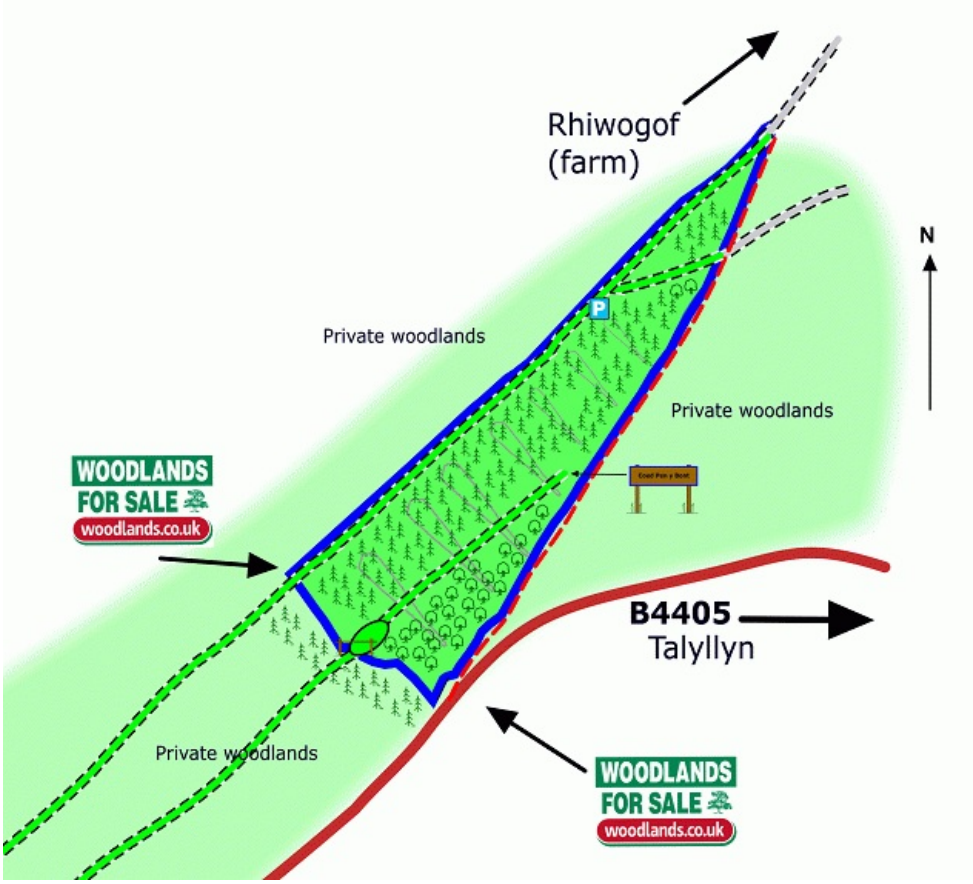
The north-western boundary is the western side of the main access track (so the track itself is included), although the marker posts are on the woodland side of the track, for convenience.

The south-eastern boundary is the edge of the public footpath.

The short south western boundary is marked with stakes.







Our regional managers are often out working in our woodlands, so if you email an offer and want to be sure it has been received, please phone our manager on his or her mobile phone. The first offer at the stated price which is accepted, whether by phone or email, has priority.

Please take care when viewing as the great outdoors can contain unexpected hazards and woodlands are no exception. You should exercise common sense and caution, such as wearing appropriate footwear and avoiding visiting during high winds.

All woodlands are sold at a fixed price, and include free membership of the Small Woodland Owners Group and the Royal Forestry Society, as well as £300 towards paying for a course (or courses) to help with managing and enjoying your woodland.

These particulars are for guidance only and, though believed to be correct, do not form part of any contract. Woodland

Investment Management Ltd hereby give notice under section 21 of the Estate Agents Act 1979 of their interest in the land being sold.