

Coed Ty'n-y-Bwlch (Ty'n-y-Bwlch Wood), Gwynedd - Over 7½ acres, £49,000



Coed Ty'n-y-Bwlch, part of Coed Maes y Neuadd, boasts some of the finest views of Snowdonia you will ever see. Situated two miles from Talsarnau in the small hamlet of Eisingrug within the old boundaries of Maes y Neuadd Hotel (now closed). Just 3.5 miles from historical Harlech, its famous castle is visible from the woodland. The world famous [Portmerion](#) can also be seen from the woods and is easy to reach in 15 minutes.

The woodland itself is a mixed format woodland that offers a delightful range of vistas and environments. As the site of a former conifer plantation part of this woodland has had 8 years of natural regeneration which nestles alongside an impressive secret valley overlooked by mature oak woodland with a fantastic hazel understorey.

The majority of tree species found here include oak, birch, willow, holly, spruce, hazel & rowan.

On leaving the public highway you can drive up a private track taking in a view that stretches from [Harlech castle](#), the Llyn Peninsula, Portmerion to the Snowdon mountain range. Coed Ty'n-y-Bwlch is near the furthest point from the road ensuring peace and seclusion. There is room to park in a layby at the side of the track, immediately next to the entrance to the woods, and a turning circle at the end of the track.

The entrance to the woodland takes you up to a flat area of natural regeneration and instant spectacular views. A clear path will take you to an impressive stone wall that lines the secret valley. The path snakes down to the bottom of the valley where you enter over a gap in the wall. From here you can walk up the cleared pathway amongst the young birch and ash trees to a level clearing with a bench. The views from this bench are unrivalled and really have to be seen to be believed. The natural regeneration in this section includes silver birch, rowan, oak, willow & holly. 500 new trees will be planted on the first level to include oak, hazel, hawthorn & blackthorn, before the wood is sold. This area offers a blank canvas for those who are looking for a young woodland with potential.

Leaving the bench you can follow the path along the boundary wall up the hill. The path then traverses the hillside as you enter a beautiful old hazel coppice with mature oak standards and more incredible viewing spots continuously surprising you through the trees. As you walk through the coppice you suddenly enter a clearing surrounded by very mature oak and ash trees. The glade itself would be the perfect clearing for woodland activities such as camping and is completely isolated. From here you will also see a range of wildlife including buzzards, song birds, pheasant & foxes.

There is plenty of scope to add to the current stock of trees within the woodland using the many mature trees that seed each year.

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.

Price: £49,000

Location: Eisingrug, Talsarnau, Gwynedd

Size: Over 7½ acres for sale

Local manager

Jon Snape

07826 788 421

jon@woodlands.co.uk



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.

Location

OS Landranger: OS No 124

Grid ref: SH 621 348

Nearest post code: LL47 6YA

Directions

From the A487 Dolgellau to Porthmadog road, turn onto the A496 signposted Maentwrog and Harlech. Follow the A496 for just under 6 miles, and after Talsarnau, the road becomes the B4573 (do not take the right turn to stay on the A496). After a third of a mile, just before a bridge, turn left into a small lane and follow that for half a mile up the hill, through the village of Eisingrug and its village pond, and take the next right turn between a telegraph pole and a stone barn, marked as a no-through road. Follow that road up the hill for a third of a mile to the first entrance to Coed Maes y Neuadd (as shown on the map).

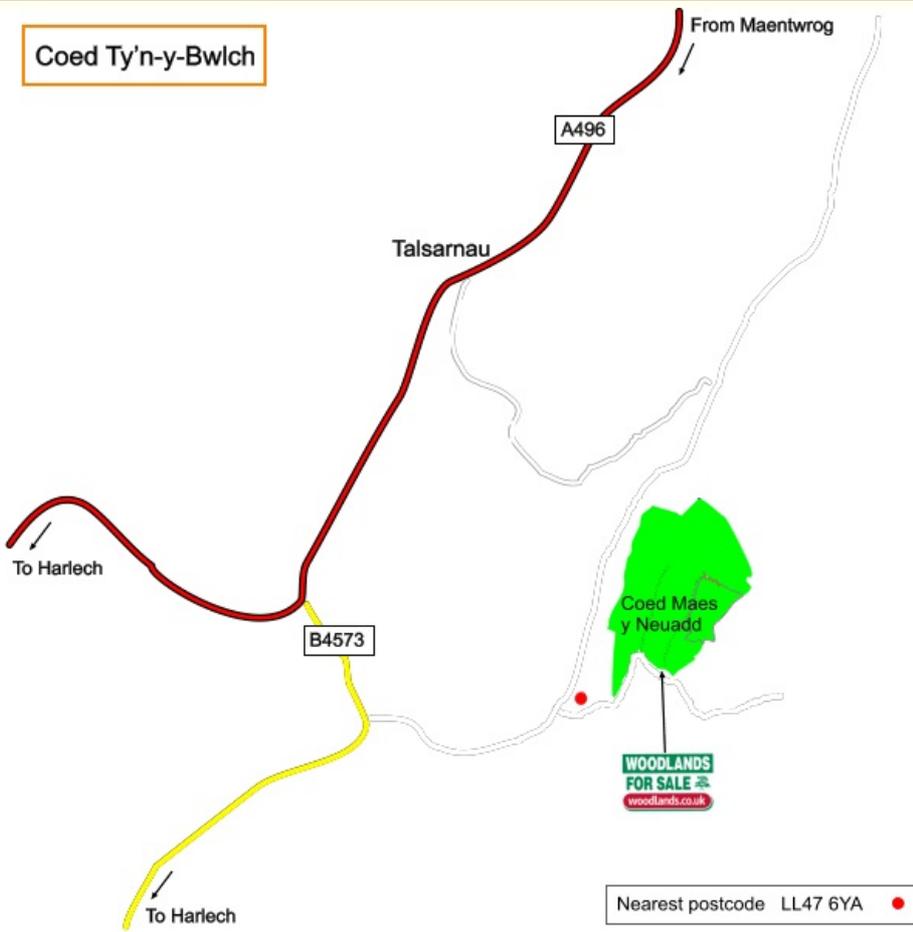
Park here and then walk about 100 metres on up the road to the second entrance (where parking is limited). Coed Ty'n-y-Bwlch can be found to the right of the track through the woodland, just after the first stone wall.

Boundaries:

Apart from the track that forms the western boundary, all boundaries of Coed-Ty'n-y-Bwlch are formed by dry stone walls, further indicated by red paint.



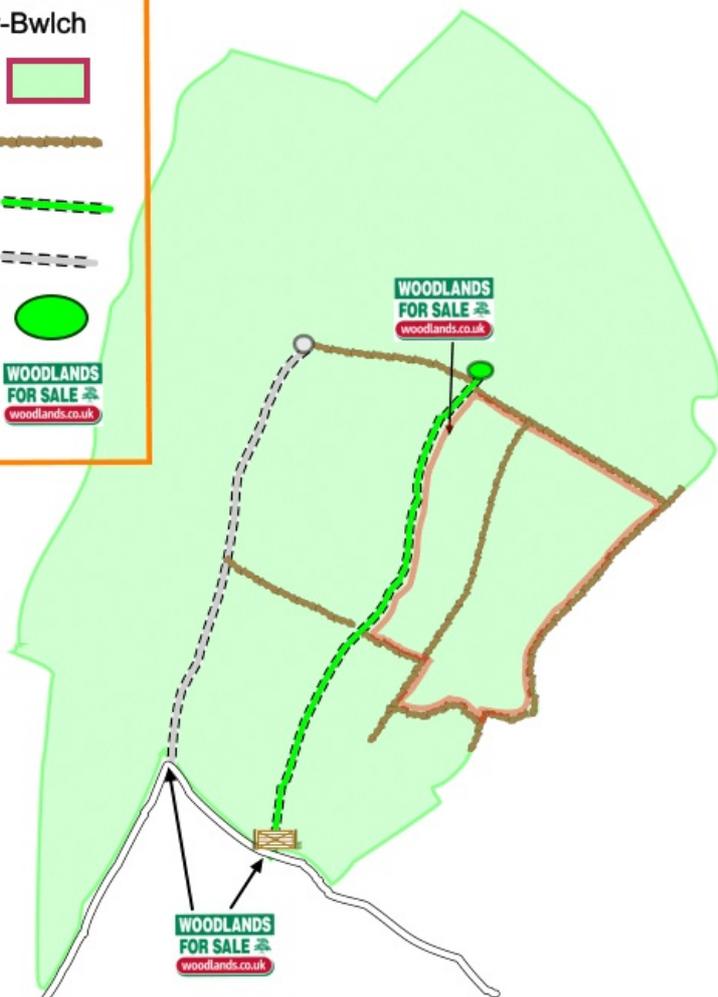
Coed Ty'n-y-Bwlch

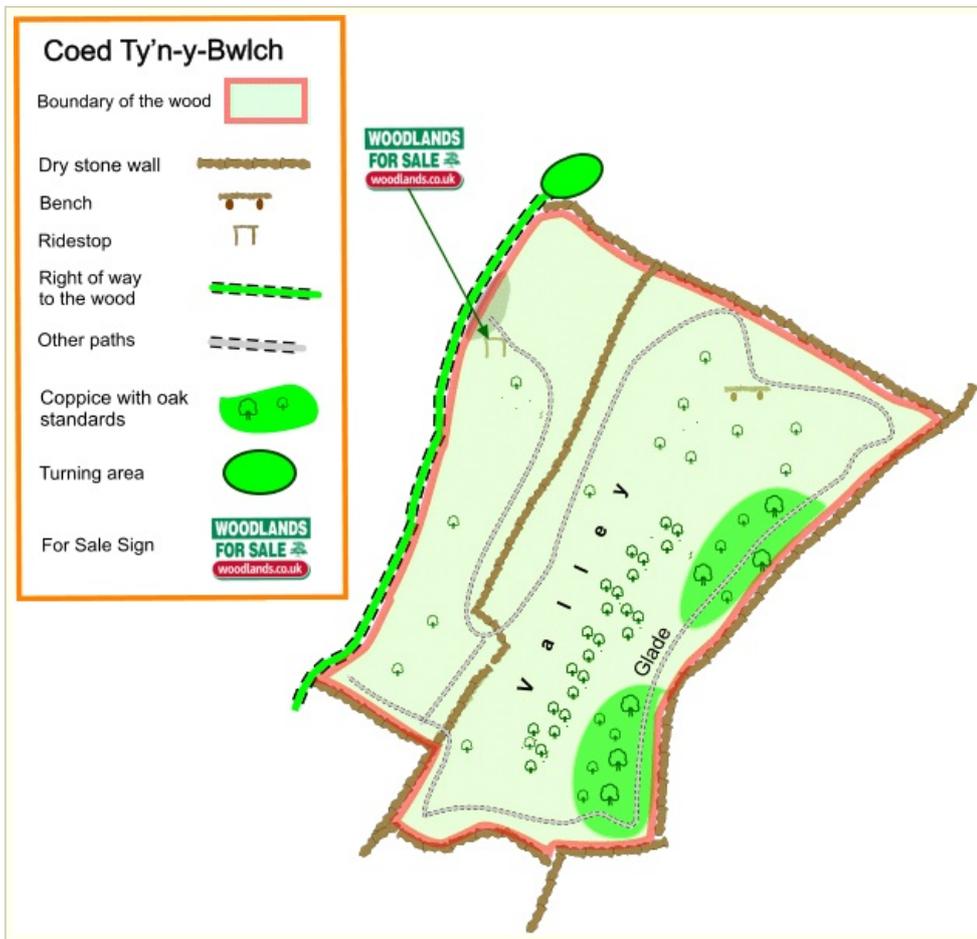


Nearest postcode LL47 6YA ●

Coed Ty'n-y-Bwlch

- Boundary markings 
- Dry stone wall 
- Right of way to the wood 
- Other tracks 
- Turning area 
- For Sale Sign 





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.