



Tyn Y Dref
Morfa Bychan Road | Porthmadog | Gwynedd | LL49 9UT

FINE & COUNTRY

TYN Y DREF





KEY FEATURES

A individual country property including a modern detached bungalow, a wide range of outbuildings, menage, approximately 17.5 acres of grounds, all within 1.5 miles of Porthmadog and Black Rock Sands. This property really does provide the best of both worlds making it ideally suited for outdoor enthusiasts, with its extensive grounds and adaptable outbuildings, whilst also being suitable for any buyer looking for a property close to a bustling small seaside town. The property would also be suitable for a buyer looking for a home with a commercial aspect and the chance to derive an income from the property. Tyn Y Dref is a rare opportunity to acquire a recently modernised four bedroom detached bungalow, set in about 17.5 acres of grounds, currently being used for both equestrian and commercial purposes including a 45m by 25m sand and fibre modern menage and stables, a fully licensed cattery and dog kennels as well as offering a popular llama trekking tourist attraction business. Some of the outbuildings provide potential for conversion into additional accommodation (subject to the relevant planning consents) making multigenerational occupation or holiday lets a possibility. The grounds are extensive and provide grazing, garden, menage, a small stocked lake with a jetty and there are superb views over the surrounding countryside towards distant mountains. Another huge advantage of this marvellous home is it's private, peaceful location offering total privacy yet is in close proximity to the wide range of amenities in Porthmadog as well as being a short distance from the popular stunning Black Rock Sands beach. The opportunities this property offers are vast and viewing is highly recommended to fully appreciate all on offer.

Location:

The property is located approximately 1.3 miles from the centre of Porthmadog which is a charming coastal town nestled in glorious North Wales countryside. With its breathtaking views of the Snowdonia National Park and its close proximity to the stunning Llyn Peninsula, Porthmadog is a true gem for nature lovers and adventure seekers alike.

Porthmadog offers picturesque streets lined with colourful buildings and quaint shops and the bustling harbour, once a thriving hub for the slate industry, now offers a delightful setting for leisurely walks and boat trips.

Porthmadog is also famous for its iconic narrow-gauge steam railway, the Ffestiniog Railway. For those seeking outdoor adventures, Porthmadog is the perfect gateway to explore the wonders of Snowdonia National Park and the Welsh coast. The property is within easy reach of some of the most stunning sandy beaches in the region and there are golf courses at Porthmadog, Abersoch, Harlech and Nefyn. Porthmadog Railway station is situated on the Cambrian Coast Railway and provides connections to Shrewsbury and Birmingham.













The Bungalow:

Accommodation:

Garden Room: Fantastic countryside views, radiator.

Living Room: Feature fireplace with wood burning stove, radiators, wood floor, marvellous countryside views.

Kitchen Breakfast Room: A range of wall and base units, breakfast bar, built in oven, hob and extractor, tiled floor, sink and drainer, storage cupboard, loft access, garden views, radiator.

Rear Porch: Tiled floor.

Boiler/Boot Room: Housing boiler, tiled floor.

Hall: Radiator.

Bedroom One: Countryside views, radiator, loft access.

En-Suite: Tiled floor, WC, wash basin, shower cubicle, extractor, heated towel rail.

Bedroom Two: Marvellous countryside views, radiator.

Bedroom Three: Radiator, marvellous countryside views.

Bathroom: WC, tiled floor, bath, heated towel rail, wash basin, shower cubicle, extractor.

Bedroom Four/Sitting Room: Marvellous countryside views, radiator.













Outside:

The property is approached from the road via a gravel driveway which leads to plenty of parking and turning space as well as providing easy access to the outbuildings. The grounds surround the bungalow and outbuildings creating a completely private setting whilst also having marvellous uninterrupted views of the surrounding countryside and distant mountains beyond. The bungalow has a formal garden to the front which is mostly lawn with some well-stocked beds whilst the majority of outbuildings are located to the rear of the bungalow. The grounds include grazing space and a menage making them suitable for equestrian use. A small lake includes a jetty as well as providing a peaceful space to enjoy the views. As previously mentioned, the property has a vast amount of commercial potential and whilst it is currently run as a kennel and cattery with dog training centre and additional tourist attraction of llama trekking, there is potential to convert some of the numerous buildings to alternative use (subject to the relevant consents). The large detached outbuilding, currently used as a dog training building, could be ideal for conversion into an annexe or holiday let subject to the relevant planning consents.



Outbuildings:

Large Detached Outbuilding:

Dog Training Room: Power and lighting, countryside views.

Kitchen: base units, sink and drainer, space and plumbing for washing machine, space for fridge.

WC: WC, wash basin, loft access, extractor.

Cattery: Including 7 pens licensed for 18 cats measuring overall approximately 8.5m x 4.3m.

Kennels: Including 18 pens being licensed for 20 dogs measuring overall approximately 20m x 9m. There are indoor and outdoor areas and WC whilst a Kitchen: Base units, sink and drainer, space and plumbing for washing machine, space for fridge.

Stables: There are a selection of timber stables.

Cabin: Currently used for administration of the kennel and cattery business.

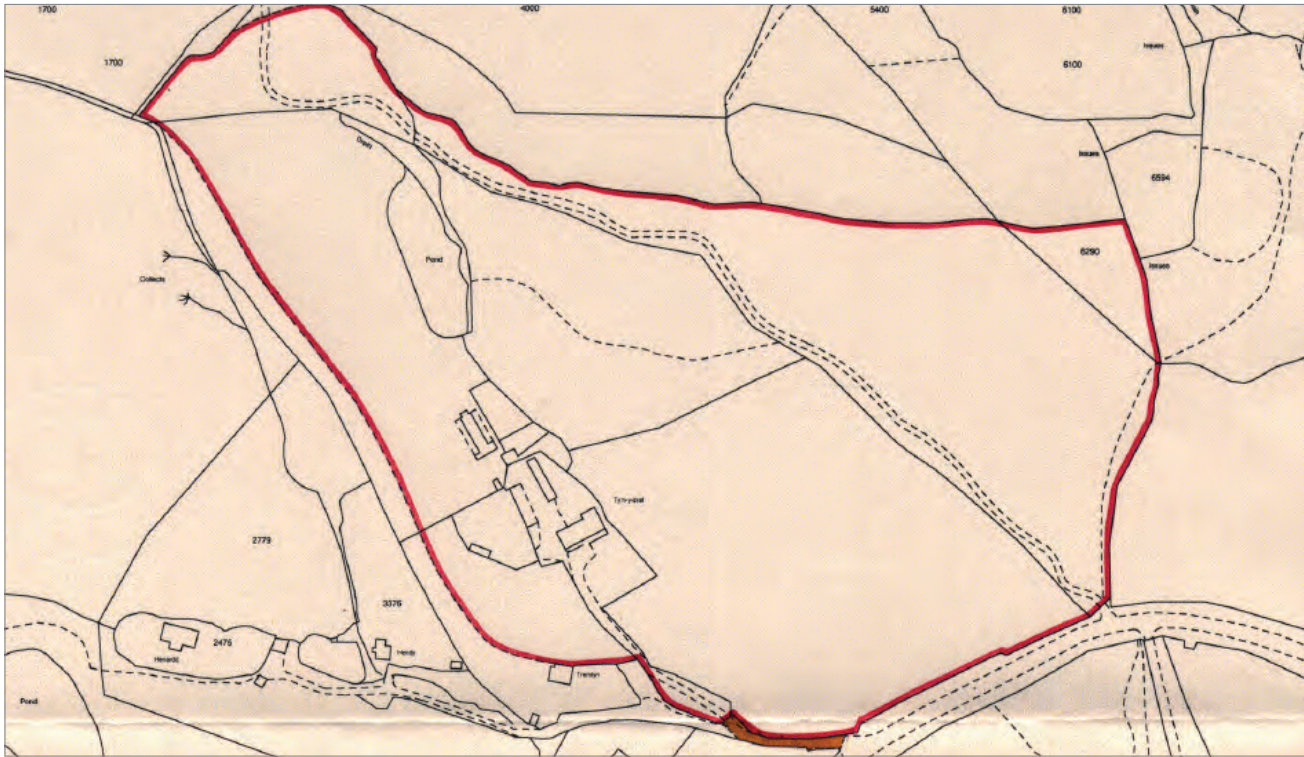
There are further outbuildings including a static formally staff accommodation, wooden kennel block with 10 kennels, a further block of 4 kennels and field shelters.











Additional Information:

Services:

Mains electricity and water. Private drainage.

Heating: Oil fired.

Tenure: Freehold.

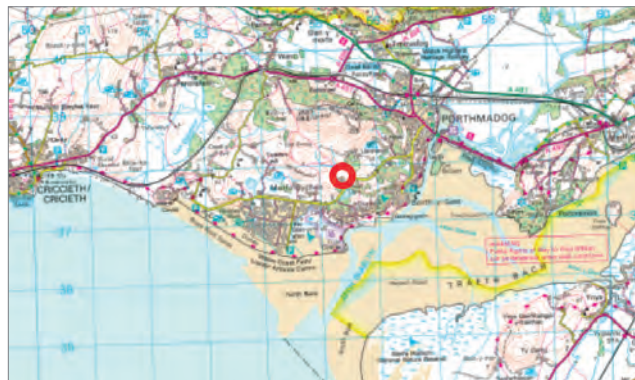
Council Tax: Band E

Note: Please note a public footpath crosses the far field of the property. Please also be aware a neighbouring property has a vehicular and pedestrian right of access across part of the land to access the neighbouring property, we also understand the neighbouring property has a right to maintain the access track.

Directions: Using the app what3words type in: basics.bound.lines

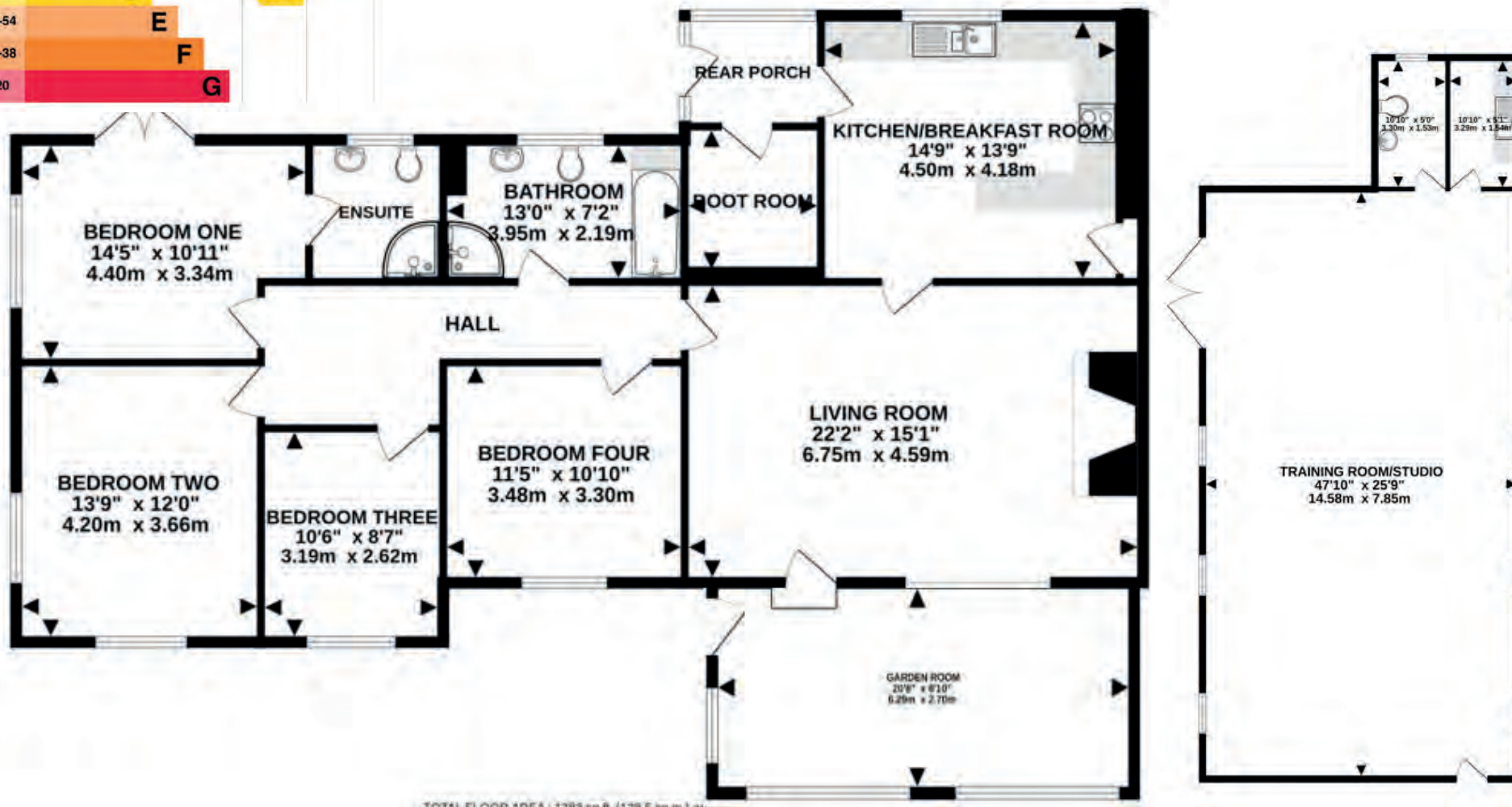
Alternatively, from Porthmadog town centre proceed south west on the Borth Road. Follow this road bearing right leading onto Fford Morfa Bychan and after about 1.2 miles the entrance to the property will be on the right.

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OIRO £1,200,000

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.





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We value the little things that make a home



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