



Penrhyd Fechan Fford Morfa Bychan, Porthmadog, LL49 9UY
£785,000

Located in a secluded but not isolated flora and fauna setting is this delightful family cottage, set in close to 1.5 acres of grounds. The property originally a nineteenth century farmhouse has been lovingly restored, refurbished and extended to an exacting standard by the current owners, creating a spacious family home with of course, a nod to its history.

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The property is accessed via a track crossing the golf course, shared with a couple of other properties but the subject property is situated at the end of the track, affording a great deal of privacy.

Surrounded by an abundance of garden with secluded ponds and some woodland, the property offers a wealth of outside space to relax and enjoy. Additionally, the grounds feature a variety of outbuildings which lend themselves to many purposes.

Entrance to the property from the front, leads you into a reception room which has a slate floor, restored of course. As with many of the rooms, of major feature here is the sizeable stone fireplace which is fitted with a modern multi fuel burner. Windows to the front of the property afford the room a light and spacious feel. Exposed beams are featured in this room too. From here, you step through into a further reception room which is currently used as a dining room, spacious in size and providing ample room for a considerable family dining table. Flooring is laid to wood and windows to two sides, present views into the gardens. Additionally, the dining room boasts a feature fireplace complete with a modern multi fuel burner.

Next on the tour is a stunning farmhouse kitchen complete with oak shaker style doors and drawers, with granite worktops, offering an extensive range of storage. A Belfast sink recessed into one of the units and a red Aga, located to one side of the kitchen are featured here too. The fully functioning Aga is supplemented with a modern electric double oven and an electric hob. Central to the kitchen is an island which affords a coordinating work surface and provides a useful breakfast bar to one end. Flooring is laid to stone tile and external windows provide views into the rear garden.

Beyond the kitchen, a utility boot room is featured with an external door to the garden, also accessing the pantry. Additionally, from a further door in the kitchen, you step into the delightful summer room. Affording doors and windows to three sides, it provides access out onto the patio, in addition to views around the rear garden, often an ideal location to observe local wildlife. Flooring is laid to stone tiles. Moving back inside, beyond the kitchen, you will find a reception area with door leading out to the rear garden. Historically, one would imagine this may well have been the principle entrance. To one side of this

area a double bedroom is featured and to the other, a three-piece ground floor shower room, equipped with a low-level W.C, a pedestal wash basin and a step-in shower cubicle.

A substantial landing area is presented on the first floor and is wide enough in one area to create a study space, boasting its own window out to the rear grounds.

The spacious master bedroom suite does not disappoint and enjoys windows to two sides with views into the gardens and grounds. On entering the room, you are immediately afforded the wardrobe area to two sides, opening out into the main bedroom space. Impressive ensuite facilities feature next and provide you with a significant walk-in shower cubicle to one end of the room, stylishly appointed pedestal wash basin, freestanding bath unit, low level W.C. and as an extra bonus a built-in sauna room. The ensuite is finished with stylish marble tiles to the floor and wall, in addition to a chrome towel radiator.

Three further double bedrooms are presented on the first floor. One is currently used as a guest room for family visitors and has more than enough space for a king-size bed. Benefitting too from easy access to the family bathroom, comprising of a low-level W.C, a pedestal wash basin and a panel bath with shower attachment. One of the remaining double bedrooms enjoys use of an ensuite bathroom, stylishly appointed with a low-level W.C, pedestal wash basin and freestanding bath with shower attachment. The final bedroom provides space for two single beds.

Externally, the property boasts gardens to the front, side and rear, all areas offering a variety of shrubs and trees, with the rear benefiting from an array of fruit trees. A tour of the external areas will demonstrate access to the many buildings and structures, including to the side of the property, a stone barn and garage. An incredibly useful space indeed and presents the possibility of letting one's imagination run wild. An area to be developed maybe? You will find a further garage in close proximity, supplemented by a parking area, in addition to a garden garage, potting shed, two significant wooden buildings, both relatively modern and of course a greenhouse.

The property's boundaries are clearly defined on all sides and afford a substantial amount of privacy. Beyond the rear of the property is further woodland, leading up a modest mountainside and some open farmland around the property.

Services

The property is served with mains water, has a septic tank. Mains electricity also supplied to all outbuildings. The heating oil central heating, system boiler with underfloor heating to the main rooms downstairs. With radiators covering the remainder of the property. The property is fully double glazed in

keeping with its character.

Room Sizes

Ground Floor

Lounge 6.932m x 4.587m

Dining Room 5.589m x 4.955m

Breakfast Kitchen 5.247m x 4.817m

Rear Lobby 2.977m x 2.227m

Bedroom 2.938m x 2.920m

Shower Room 3.221m x 1.336m

Utility Room 4.393m x 1.829m

Breakfast / Sun Room 4.056m x 3.514m

First Floor

Master Suite

Dressing / Wardrobe Area 2.772m x 1.332m

Bedroom 4.912m x 4.337m

En-Suite 5.252m x 1.941m

Guest Bedroom 5.019m x 2.947m

Bathroom 2.534m x 1.584m

Bedroom 3.535m x 2.452m

Bedroom 3.962m x 2.656m

En-Suite 2.680m x 2.227m

External

Stone Barn and Garage 5.463m x 4.595m & 6.048m x 3.998m

Garage 4.881m x 3.549m

Lean to Area 4.962m x 3.217m

Garden Garage 8.086m x 4.514m

Potting Shed 5.177m x 2.588m

Wooden Tool Shed 5.179m x 2.588m

Wooden Shed 8.927m x 4.881m

Greenhouse & Potting Shed

The property is adjacent to Porthmadog Golf Club, which offers a fantastic 18-hole course with club house facilities and shop. The course is well regarded in golfing circles.

Black Rock Sands is within walking distance of the property and is an open, wide beach with fine sands. The name comes from the area to the west of the beach dominated by a sizeable, multi-coloured headland rock, low-tide caves and rock pools, an area rich in marine life. Natural history is also a feature of the local sand dunes, which have been declared a 'Site of Special Scientific Interest'. Unusually, you can drive onto the beach here – so it's a popular spot, not just for picnickers and sandcastle builders, but also for motorboats and water bikes which have a special zone designated for their use.

Porthmadog

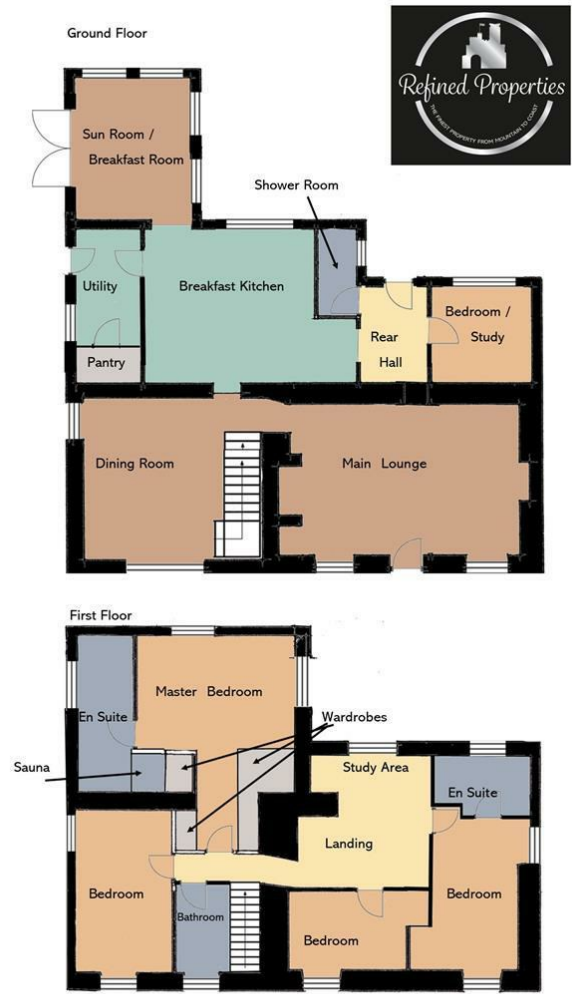
Porthmadog is a coastal town located in the county of Gwynedd, North Wales. The town sits at the mouth of the Afon Glaslyn river, and its location made it an essential port during the 19th century, exporting slate from the 1830's. The Ffestiniog Railway played a crucial role in the town's industrialization as it helped transport the slate from the quarries in Blaenau

Ffestiniog to Porthmadog. By the early 1900s, the town was exporting over 220,000 tonnes of slate annually, making Porthmadog one of the world's busiest ports. The port also exported livestock and crops grown in the fertile Glaslyn valley.

Porthmadog flourished as a tourist attraction from the early 20th century onwards due to its stunning scenery and location, making it an ideal spot for beach holidays, sailing, and water sports. The town's proximity to Snowdonia National Park, the nearby Glaslyn Estuary, and the North Wales coastline drew many tourists. As a result, the town has various holiday resorts, caravan parks, and accommodation, making it an ideal tourist spot.

Recent years have seen several economic developments in Porthmadog, and the town's economy has been affected by the decline in the slate mining industry. The town's economy is now supported by retail, hospitality, and tourism sectors. The growth of tourism has led to a proliferation of recreational activities, attractions, and events throughout the town.

Floor Plan

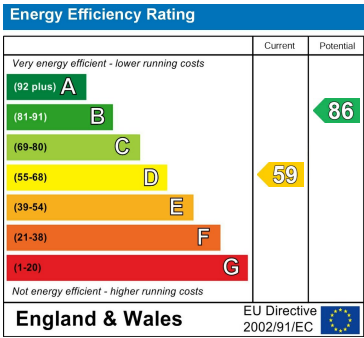


For illustrative purposes only - not to scale

Area Map



Energy Efficiency Graph



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