JONES PECKOVER
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Tyddyn Adi & Drws Ardudwy, Morfa Bychan, Porthmadog, LL49 9YW

- Coastal Property in 73.12 acres
- Detached 4 Bedroom House
- Useful Agricultural Buildings
- Tranquil and private location
- 2 Residences and Outbuildings
- Detached 3 Bedroom Barn Conversion
- Breath-taking coastal and rural views
- No forward chain

Comprising of two dwellings, numerous outbuildings and approximately 73.12 acres, the property occupies an elevated position on the outskirts of the picturesque village of Morfa Bychan, Porthmadog, and enjoys breath-taking coastal and rural views.

The main dwelling provides spacious 4 bedroom accommodation and the detached barn conversion offers 3 further bedrooms, providing excellent versatility for family occupation or for those wishing to invest in the tourist industry.

In addition to the main living spaces, the farm includes useful outbuildings, which offer potential for various uses, whether for storage, workshops, or even conversion into additional living spaces, subject to the necessary permissions.

This property is not just a home; it is a lifestyle choice, offering the tranquillity of rural living while being just a stone's throw from the coast. The combination of expansive land, versatile accommodation and stunning views makes this a truly exceptional opportunity for purchasers to acquire a substantial and versatile coastal property in a most private and tranquil location.

No forward chain.

SITUATION

The property occupies an elevated position overlooking the stunning coastline and surrounding unspoiled countryside and sits on the periphery of the village of Morfa Bychan with the renowned Black Rock Sands beach within a short distance. The vibrant harbour town of Porthmadog is approximately 3 miles distant and offers a comprehensive range of amenities and leisure facilities.

THE ACCOMMODATION

Comprising of two detached stone dwellings, both offering spacious accommodation in need of some updating and providing:-

THE MAIN DWELLING - TYDDYN ADI

The farmhouse is constructed of stone under a recently renewed pitched slated roof and briefly comprises of Entrance Hall, Living Room, Sitting Room, Kitchen and Bathroom to the ground floor, with 4 bedrooms to the first floor.

DETACHED BARN CONVERSTION - DRWS ARDUDWY

The annex is constructed of stone under a recently renewed pitched slated roof and in brief provides Entrance Hall, Living Room and Kitchen to the ground floor, with the first floor providing 3 Bedrooms and Shower Room.

OUTBUILDINGS AND LAND

Attached to the annex is a spacious outbuilding constructed of stone under a pitched slated roof which could, subject to planning, provide additional living space and numerous other substantial buildings constructed of stone, brick and block lie within the boundary providing excellent versatility of use. The land amounts to approximately 73.12 acres.

SERVICES

Mains electricity, private water supply (borehole), private drainage. LPG central heating.

COUNCIL TAX BAND D

EPC RATING

Tyddyn Adi - G
Drws Ardudwy - F

IMPORTANCE NOTICE (D)

None of the services, fittings or appliances (if any), heating installations, plumbing or electrical systems have been tested and no warranty is given as to their working ability. Interested parties should satisfy themselves as to the condition and adequacy of all such services and or installations prior to committing themselves to a purchase.

MISREPRESENTATION ACT (D)

Messrs Jones Peckover for themselves and for the vendors or lessors of this property whose agents they are give notice that:- 1. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment or Messrs Jones



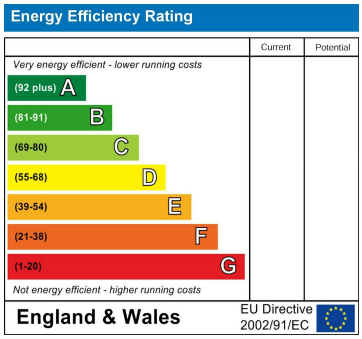


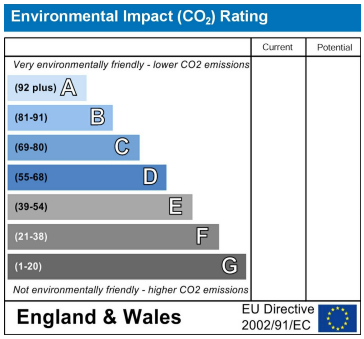


Peckover has the authority to make or give any representation or warranty whatever in relation to this property.

MONEY LAUNDERING (D)

The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photographic Driving Licence and a recent Utility Bill.









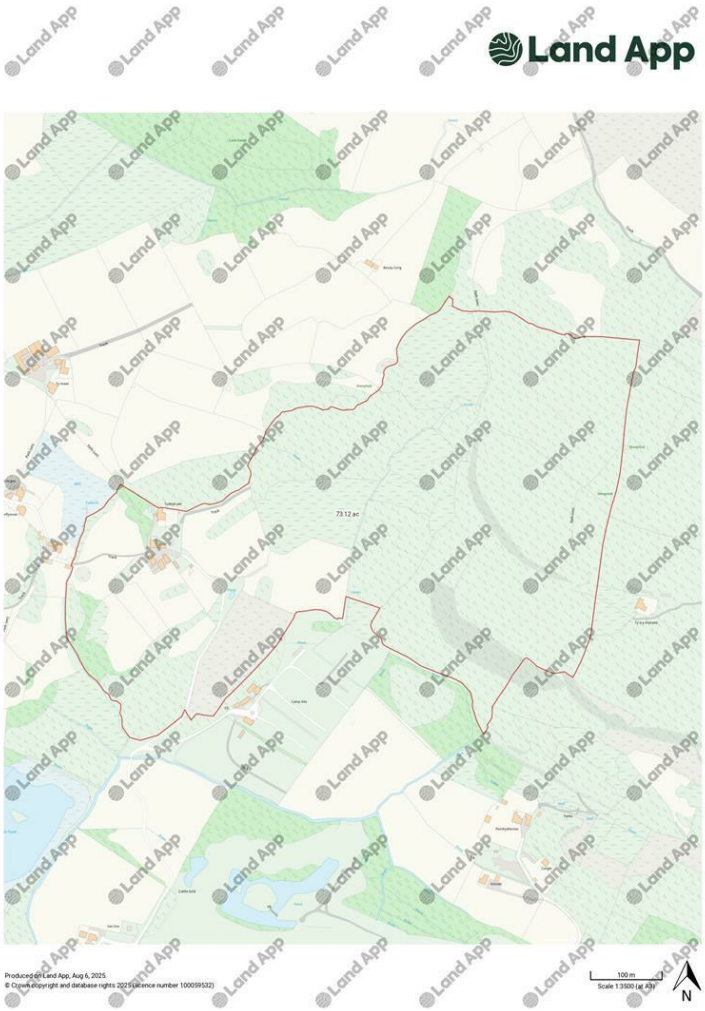











Land App


Tremadog
Wern
A498
Pentrefelin
A497
Penamser Rd
Porthmadog
Porthmadog Rd
TREFLYS
Black Rock Sands
Morfa Bychan
Borth-y-Gest
Black rock Sands Beach
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