



# JONES PECKOVER

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## Tyddyn Adi, Morfa Bychan, Porthmadog, LL49 9YW

- 2 Coastal Properties Set in approximately 13.34 Acres
- Tranquil and private location
- Versatile Outbuildings
- No forward chain
- 4 Bedroom House & 3 Bedroom Barn Conversion
- Breath-taking coastal and rural views
- Immense potential
- Viewing recommended

Stunning coastal property on the Llyn Peninsula with two dwellings and versatile additional outbuildings set in approximately 13.34 acres.

An exceptionally versatile property in need of updating and renovation and comprising of two detached dwellings together with additional outbuildings situated in an elevated position on the outskirts of Morfa Bychan, with panoramic coastal views.

The main dwelling provides spacious 4 bedroom accommodation and the detached barn conversion offers 3 further bedrooms, providing excellent versatility for multi generational 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. The abutting land comprises of grass paddocks and amount to approximately 13.34 acres. Additional land available by separate negotiation. 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

The property comprises of two residential dwellings in need of updating and modernisation and comprise of a charming stone built farmhouse under a recently renewed slated roof and provides Entrance Hall, Living Room, Kitchen, Sitting Room and Bathroom to the ground floor, with 4 bedrooms to the first floor. A separate annex, also constructed of stone with a recently renewed slate roof, 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 13.34 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.

| Energy Efficiency Rating                    |         |                            |
|---------------------------------------------|---------|----------------------------|
|                                             | Current | Potential                  |
| Very energy efficient - lower running costs |         |                            |
| (92 plus) A                                 |         |                            |
| (81-91) B                                   |         |                            |
| (69-80) C                                   |         |                            |
| (55-68) D                                   |         |                            |
| (39-54) E                                   |         |                            |
| (21-38) F                                   |         |                            |
| (1-20) G                                    |         |                            |
| Not energy efficient - higher running costs |         |                            |
| England & Wales                             |         | EU Directive<br>2002/91/EC |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |                            |
|-----------------------------------------------------------------|---------|----------------------------|
|                                                                 | Current | Potential                  |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |                            |
| (92 plus) A                                                     |         |                            |
| (81-91) B                                                       |         |                            |
| (69-80) C                                                       |         |                            |
| (55-68) D                                                       |         |                            |
| (39-54) E                                                       |         |                            |
| (21-38) F                                                       |         |                            |
| (1-20) G                                                        |         |                            |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |                            |
| England & Wales                                                 |         | EU Directive<br>2002/91/EC |



