



Limekiln Cottage Off Lombard Street, Porthmadog, LL49 9AU
£265,000

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Pretty much all of the attractions available within Porthmadog are easily walked to from this historic grade 2 listed property.

The properties entered via a side door which leads to a tidy little entrance hall which has a utility cupboard with some storage to one side. The entrance provides access through to both the kitchen and the dining room from this point. The kitchen is a well-appointed galley kitchen with a range of base wall and drawer units to both sides. A stainless-steel single drainer sink is mounted into the work surface with other appliances being an electric range, a dishwasher and a freestanding fridge freezer. The flooring is slate tile, and the room enjoys plenty of light from the rear window and side door.

Side door leads to a pleasant, enclosed seating area.

Entry to the dining room is from the entrance hall and this is a good-sized room more than able to take a large dining room table for large family gatherings to enjoy, there is a recessed gas fire and the flooring is wood laminate. A window to the front of the room has views towards the harbour, there is an additional side window for more light. From here you step into the lounge which is a very pleasantly appointed room, the central feature being a stone fireplace and hearth with a recessed log burner. There is wooden flooring and a large window with views towards the harbour. The room has an air of cosiness.

The first-floor landing provides access to the bedrooms and bathrooms, the largest of the bedrooms is spacious and provides plenty of room for variety of bedroom furniture as well as a large double bed. The window is to the front of the property with views out towards the harbour. One of the features of the first floor is some slightly higher ceilings which create a feeling of spaciousness. The further 2 bedrooms in the property are both doubles in size and are well presented with tasteful decor and windows allowing a light and airy feel to the rooms.

The property has two bathroom / shower rooms; the first shower room being fitted with a double width step in shower cubicle with plumbed shower heads, a white vanity unit houses both the sink and the low-level WC. There are part tiled walls and laminate flooring, external window. The main bathroom is modern and well-appointed in its appearance with a vanity unit housing the sink and low level WC, there is a free standing shaped bath tub with plumbed fixtures and a step in shower cubicle also with plumbed fixtures. This room has tile flooring and tile walls

ceiling downlighters.

Externally the property has a single detached garage on the street level. The current owners have fenced off some of the land for the property to keep for a tidy enclosed area which has at the moment a hot tub and also benefits from a terrace to the front of the property with views across to the harbour, a lovely place to sit out of an evening and watch the world go by. Property also has a further plot of land to the side which subject to the required planning permissions could be developed, there is evidence of a previous building being there. This land could also be incorporated into the property for those wanting a larger garden,

The property benefits from some double glazing as the listing allows and has gas central heating as well as other main services.

Measurements

Kitchen / Hall 4.63m x 2.07m (18'2 x 6'9)

Lounge 5.08m x 3.14m (16'8 x 10'4)

Dining Room 5.08m x 3.26m (16'8 x 10'8)

Bedroom 5.01m x 3.66m (16'5 x 12'0)

Bedroom 3.22m x 2.97m (10'7 x 9'9)

Bedroom 3.87m x 2.17m (12'8 x 7'1)

Bathroom 2.03m x 1.97m (6'8 x 6'6)

Shower Room 1.86m x 1.23m (6'1 x 4'0)

What3words [///moving.romantics.richly](https://www.what3words.com/moving.romantics.richly)

Location

Porthmadog is a bustling harbour town located in Gwynedd, Wales. It sits on the Glaslyn Estuary and is rich in history, culture, and natural beauty. The town was originally a slate port, serving as a vital link in the region's slate industry during the 19th century.

One of the most iconic features of Porthmadog is the Ffestiniog Railway, a historic narrow-gauge heritage railway that runs from the town to the slate-quarrying town of Blaenau Ffestiniog. This railway is a significant tourist attraction, offering stunning views of the surrounding landscape and providing a unique glimpse into the area's industrial past.

The town's charming harbour is another focal point, lined with shops, restaurants, and cafes. Visitors can take leisurely strolls along the harbour, enjoying views of moored boats and the picturesque waterfront. The maritime atmosphere is palpable, and the town's seafaring heritage is still very much alive. The harbour provides access out into Cardigan Bay for those more nautically inclined. The Bay is a magnet for a variety of water sport activities.

Porthmadog is also a gateway to some of North Wales' most stunning natural landscapes. Eryri (Snowdonia National Park), known for its rugged mountains, pristine lakes, and diverse wildlife, is just a short distance away. Outdoor enthusiasts can explore the park's hiking trails, go mountain biking, or partake in

water-based activities in the nearby lakes and rivers. For those interested in history and culture, Porthmadog offers a rich tapestry of heritage sites and attractions. The town is home to several historic buildings, including beautiful old homes and churches that speak to its past. The surrounding area also boasts ancient castles, such as Harlech Castle, which is a UNESCO World Heritage site.

In addition to its historic and natural attractions, Porthmadog hosts a variety of events and festivals throughout the year. From food festivals to music events, there's always something happening in the town, providing opportunities for locals and tourists to come together and celebrate.

All in all, Porthmadog is a destination that offers a perfect blend of history, natural beauty, and Welsh charm. Whether visitors are seeking outdoor adventures, cultural experiences, or simply a relaxing getaway, the town and its surroundings cater to a wide range of interests and provide a warm welcome to all who come to explore its treasures.

Listing Information

History

Cornhill Cottage and Limekiln Cottage were built in the 2nd quarter of the C19 and are shown on the 1842 Tithe map. The houses are shown on the 1871 Tremadog estate plan and 1888 Ordnance Survey, but without the forecourt wall, which is therefore probably later.

Exterior

Belongs to a group of Cornhill Cottage and Limekiln Cottage. A pair of 2-storey 2-window houses of large slate-stone blocks laid in regular courses, and slate roof with 2 later small roughcast stacks. Cornhill Cottage on the L side has a replacement glazed door and replacement 2-light casement windows in original openings. Limekiln Cottage has a former doorway to the R, now a window, an enlarged modern window to the L and in the upper storey 2-light casement windows in original openings. The entrance is in an added rear wing of pebble-dash painted white, and has a modern glazed door. On the L side of Cornhill Cottage, at street level, is a boarded door and overlight to the yard behind No 15 Cornhill. Two revetment walls retain the steep ground from street level to the entrances of the cottages, and are of coursed unworked slate-stone. The lower revetment has a concrete coping, and gateways, with slate orthostats, leading to slate steps up to the houses. Return walls on both sides have coping courses.

Interior

Not inspected.

Reason for designation

Listed, notwithstanding window replacement, for its special architectural interest as one of a pair of houses near the commercial centre of the port, notable for its

distinctive use of local stone and retaining definite C19 character, and for its contribution to the historical integrity of Porthmadog harbour.

Reference Number

85389

Status

Designated

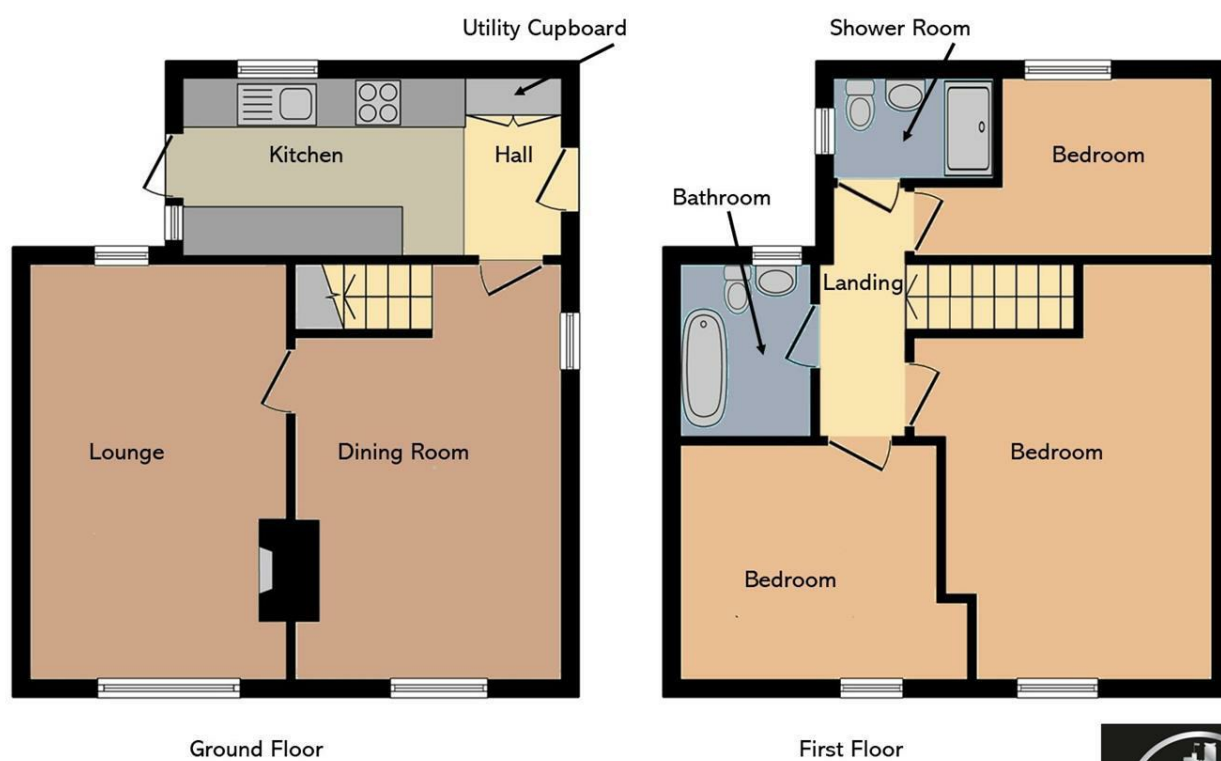
Date of Designation

01/04/1974

Date of Amendment

26/09/2005

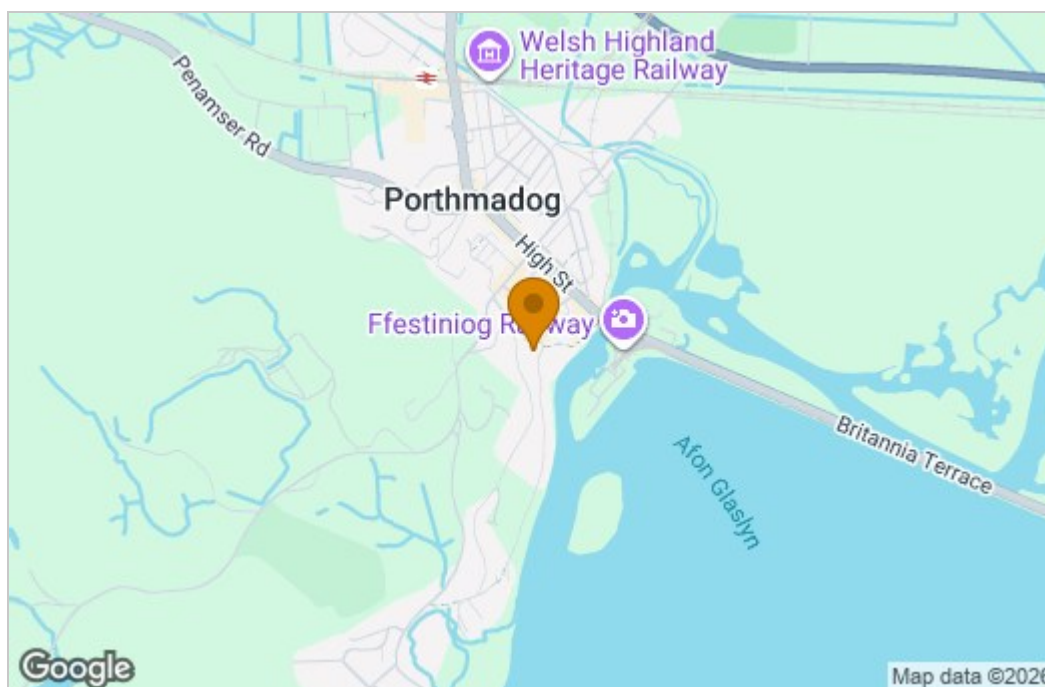
Floor Plan



For illustrative purposes only Not to Scale



Area Map



Energy Efficiency Graph

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