



The Powder House

Morfa Bychan, Porthmadog, Gwynedd



The Powder House

(Cwt Pwdr) Morfa Bychan, Porthmadog,
Gwynedd LL49 9UU

A magnificent holiday home with exceptional coastal views and direct beach access

Reception hall • Living room with mezzanine bedroom
Sitting room • Bedroom • Shower room/Utility
Breakfast kitchen • Private parking • Extensive coastal
gardens • Direct beach access • In all extending to
approximately 0.9 acres

Situation

The Powder House is located in the most spectacular coastal setting with exceptional views across Samson Bay and Afon Glaslyn Estuary towards the Moelwyn Mountains, Port Meirion and Harlech Castle. The property backs onto Porthmadog Golf Course and enjoys access to the coastal path and adjoining sandy beaches, including Black Rock Sands.

Porthmadog Town has a broad range of local amenities and facilities and has become a popular tourist destination with access to the Snowdonia National Park and the Ffestiniog Railway. The area is well-served by road; there are three Railway Stations in Porthmadog, and a number of bus operators in the area.

Approximate distances

- Harlech – 12 miles
- Bangor – 28 miles
- Manchester – 121 miles
- Abersoch – 19 miles
- Chester – 72 miles



Porthmadog
01766 512505
tomparry.co.uk



Chester
01244 409660
fishergerman.co.uk



The Property

The Powder House, Cwt Pwdr in Welsh, has an interesting history. The original part was built in the mid-18th Century as the "Powder House" where gun powder was unloaded from the passing ships for use in the local slate mines, rather than taking it into Porthmadog Harbour. Circa 1897, the redundant gunpowder store was converted into a dwelling house. Originally the site was a rocky island where at one point, due to the existence of a spring, St Cyngor lived, hence the address being Ynys Cyngor, Isle of Cyngor in English. During the Second World War, a concrete "pill box" was built onto the end of The Powder House which housed the detonators for the beach mines in anticipation of an invasion.

More recently, the property has been utilised as a holiday home by the current vendor for which the property has an Occupancy Restriction for such usage but with no timescale limitation.

The Accommodation

The Powder House is of stone and concrete white-washed construction under natural slate roofing with uPVC double-glazing throughout, much of it being of toughened glass. A wonderful solid timber door opens into the central reception hall with slate tile flooring and a porthole window offers views towards Samson Bay.

The living room has outstanding views across the bay and incorporates a cast iron wood-burning stove and a mezzanine floor providing sleeping quarters. The sitting room, also having sea views, has a bench seat which forms a bed. The former pill box room is currently utilised as a reception room, but would lend itself as the principal bedroom.

A spacious kitchen, also having sea views, is fitted with a comprehensive range of both cabinets and integral appliances. A nautical themed shower room is fitted with a white suite with electric shower, along with fitted cupboards and linen store.

Outside

The Powder House adjoins National Trust land, accessed through Porthmadog Golf Course for which the property has a perpetual right of access. Black Rock Beach allows vehicular access from where the property can be reached at low waters.

A private gated entrance provides vehicular access (4x4 required) and hard-standing. The gardens, whilst densely populated by coastal herbaceous borders, extend to approximately 0.9 acres in total. The current vendors have previously created a slipway with parking bay, which could be reinstated thereby offering the launch and retrieval of trailer boats at all times.



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Services

Mains electricity and water. Private drainage.
Telephone and "Redcare" alarm system.

Wayleaves, rights of way and easements

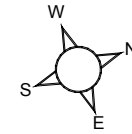
The property is sold subject to all easements, wayleaves and rights of way whether or not they are defined within this brochure. Whilst the enclosed plan shows the legal boundaries of The Powder House, the current owners have an agreement with The National Trust regarding the re-routing of the footpath to its current location, with a coinciding change to the existing boundary.

Directions

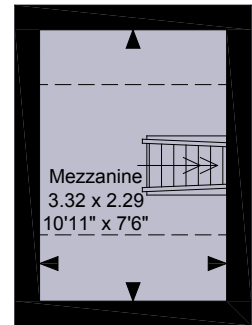
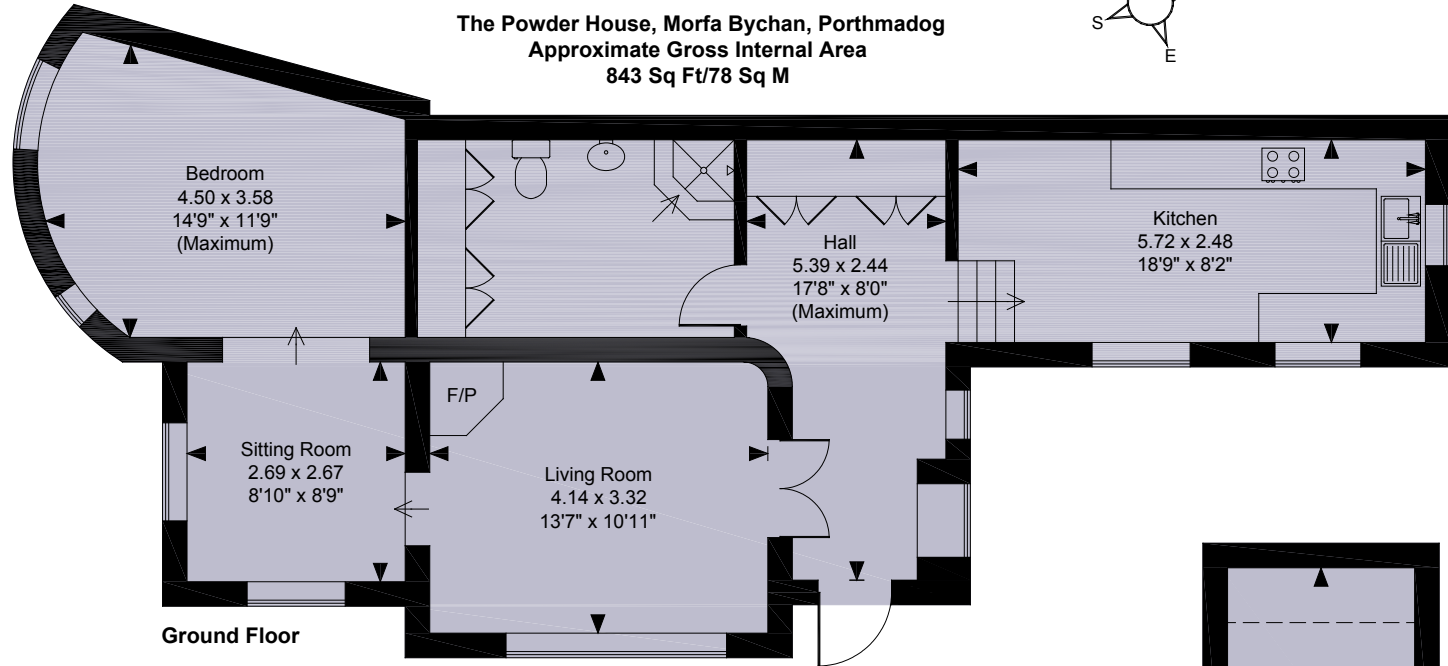
From Porthmadog High Street head south-west on Bank Place leading onto Borth Road, which in turns leads onto Ffordd Morfa Bychan towards Porthmadog Golf Club. The property is located to the southern side of the Golf Course, but viewers are advised to meet the Selling Agents in the car park of Porthmadog Golf Course.

Viewings

Strictly by appointment through Tom Parry & Co,
Porthmadog. T: 01766 512505.



The Powder House, Morfa Bychan, Porthmadog
Approximate Gross Internal Area
843 Sq Ft/78 Sq M



Above Living Room

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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