



RHIW GOCH

PENRHYNDEUDRAETH

DAFYDD HARDY

COAST & COUNTRY

RHIW GOCH



Rhiw Goch resides in a remarkable location, its elevated position within the Snowdonia National Park presenting itself as a superb rural retreat (not too rural mind, more of which later) overlooking the beautiful Vale of Ffestiniog with un-surpassed views towards the Rhinog range of mountains to the south, Moelwyns to the east and glimpses of the Dwyryd estuary to the south – all-in-all, not a bad vista to wake up to each morning!

This farmhouse which capitalises on its southerly aspect, offers up to approximately 94 Acres of mixed terrain agricultural land and extensive woodland, much of which has been lovingly encouraged. 10 acres of mixed broadleaf trees, predominantly oak, have been planted increasing wildlife diversity. Rhiw Goch is a dynamic working farm that offers the discerning buyer many exciting opportunities.

The position of Rhiw Goch is all the more remarkable in that you are less than 1½ miles distant from the bustling centre of Penrhyndeudraeth, where you can find a range of useful amenities and the A487 trunk road leading to Porthmadog and the superb west coast and Llŷn Peninsula.

Interestingly, the land is dissected by the Ffestiniog narrow-gauge tourist railway which passes by the property on its way from Porthmadog to Blaenau Ffestiniog – it's an evocative sight (not to mention sound), something which we think adds a whole new dimension and experience to living in such a special place.



Starting with the main house, there is much charm and character within, the accommodation having been sympathetically modernised with the preservation of original features paramount. Rhiw Goch has been enlarged also with a superb sitting room addition with pitched ceiling and a highly appropriate garden room situated along its southerly elevation. The sitting room features a multi-fuel stove, as does the study which could serve as a fourth bedroom as required. The kitchen is a real homely affair – a farmhouse kitchen complete with a deep inglenook recess housing an oil fired 'Stanley' range. This provides the means of cooking, hot water and central heating and there is a roof-top solar PV (photovoltaic) installation consisting of some 16 panels, providing you, the owner, with free electricity! A good proportion of the windows are double glazed, those within the sitting room being oak units.



Now Rhiw Goch does not reside on its own. Some years back an old Ffestiniog railway stable was converted into a further dwelling (as holiday accommodation) and therefore presents itself handsomely as a ready-made business venture and instant income – visitors here are sure to be captivated by the surroundings and with the steam train passing through from time to time. This will undoubtedly prove somewhere to re-visit!





The Old Stable

The Old Stable (the holiday cottage) is highly functional and modernised so as not to detract from its character. The living/dining area offers the provision of a cosy multi-fuel stove. Additional heating is provided by Economy 7 storage heaters. With 3 bedrooms, it's just perfect for a family getaway.



A large proportion of the land is farmed for sheep, the traditional choice. There is a whole range of highly useable and serviceable outbuildings and barns – some close to the main residence, others located a short distance via one of two bridleways which pass through Rhiw Goch. Among the furthest set of outbuildings is a barn built of traditional stone materials under a pitched slate roof and, whilst useful in its own right for agricultural purposes, could form the basis of a further potential development as holiday accommodation – subject to the usual planning consents and approvals.



Nearby Penrhyndeudraeth is located along the A487 to the east of Porthmadog, adjacent to the beautiful Dwyryd Estuary and right on the doorstep of the Vale of Ffestiniog. It is a dramatic setting surrounded by the impressive mountains of Snowdonia. The property sits within the borders of the National Park and is bordered by National Trust land and 700 acres of woodland, providing tracks and footpaths for walking/cycling. Despite the rural setting, Rhiw Goch is just a short drive (5 minutes) from the village centre. The area, for obvious reasons, is a real tourist magnet and there is much to see and do in the locality.



The Old Stable

The village offers a number of useful daily amenities some of which have traded here for many years and there are regular bus services as well as a mainline railway station providing all the necessary links. Penrhyndeudraeth is also a neighbour to the celebrated Italianate folly village of Portmeirion, famous as the host for the 1960's 'Prisoner' TV series, built by Clough Williams-Ellis. The town of Porthmadog lies 3 miles further offering major supermarkets and many independent shops, goods and services. The harbour has a thriving yacht and rowing club and a picturesque marina adjacent to which is the terminal of both the Ffestiniog and Welsh Highland Railways.



PROPERTY FEATURES

Rhiw Goch

Boot Room:	8' 1" x 8' 8" (2.47m x 2.66m)
Garden Room:	8' 8" x 27' 9" (2.65m x 8.48m max)
Sitting Room:	14' 11" x 18' 11" (4.56m x 5.79m)
Kitchen:	15' 5" x 15' 5" (4.71m x 4.72m max)
Pantry:	4' 1" x 4' 1" (1.26m x 1.25m)
Shower/Utility:	10' 11" x 7' 3" (3.33m x 2.22m max)
Study/Bedroom 4:	15' 5" x 11' 6" (4.71m x 3.53m max)
Bedroom 1:	15' 5" x 11' 10" (4.70m x 3.63m)
Bedroom 2:	11' 0" x 7' 10" (3.67m x 2.40m max)
Bedroom 3:	8' 7" x 12' 9" (2.64m x 3.91m max)
Bathroom:	6' 3" x 11' 4" (1.93m x 3.47m)
Shower/Utility:	11' 6" x 5' 0" (3.51m x 1.53m max)

The Old Stable/Yr Hen Stabl

Living/Dining Room:	12' 2" x 23' 5" (3.73m x 7.14m)
Bedroom 1:	13' 8" x 9' 11" (4.18m x 3.04m)
Bedroom 2:	8' 2" x 14' 2" (2.50m x 4.32m max)
Bedroom 3:	13' 0" x 11' 7" (3.97m x 3.55m)

Outbuildings

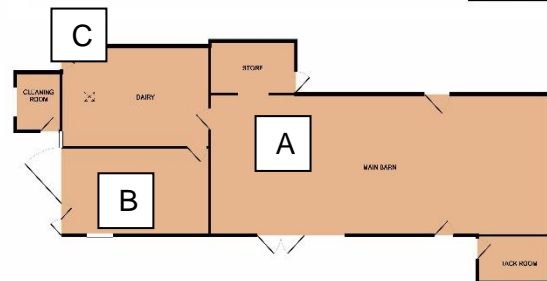
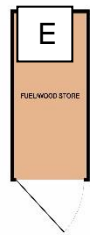
A. Main Barn:	18' 4" x 48' 2" (5.59m x 14.70m)
B. Adjoining Dairy:	27' 0" x 21' 0" (8.23m x 6.42m)
C. Cleaning Room:	6' 6" x 7' 8" (1.99m x 2.35m)
D. Calf Pen:	13' 10" x 28' 6" (4.23m x 8.71m)
E. Fuel Store:	21' 9" x 10' 7" (6.64m x 3.25m)
F. The Lambing Shed:	74' 5" x 32' 8" (22.70m x 9.97m max)
G. Workshop:	13' 3" x 14' 1" (4.06m x 4.30m)
H. Wood Shed:	12' 4" x 10' 4" (3.76m x 3.17m max)



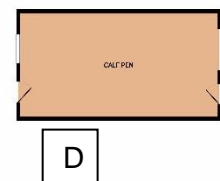
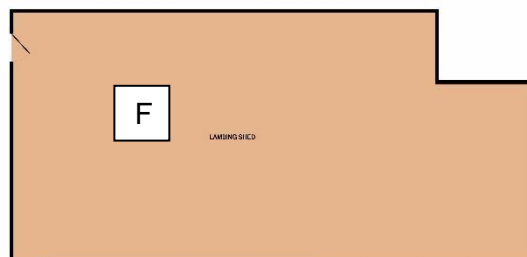
The Old Stable
Approx. Floor Area – 957 ft²
(88.9m²)



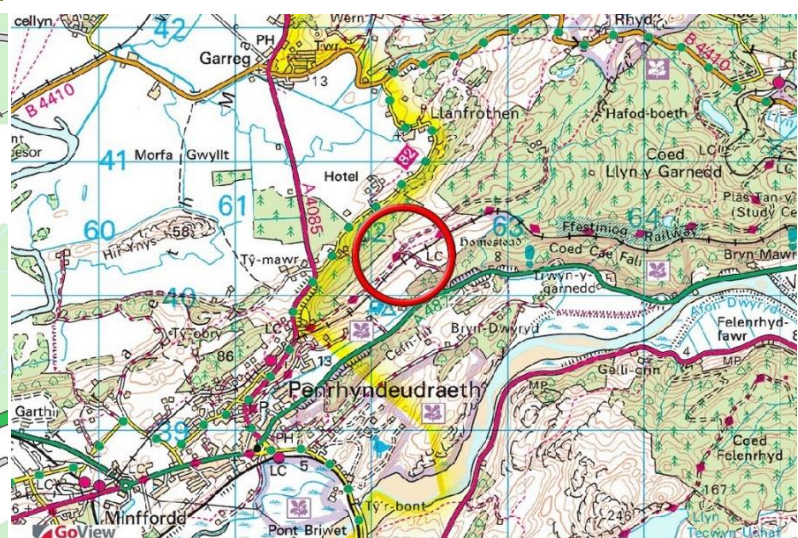
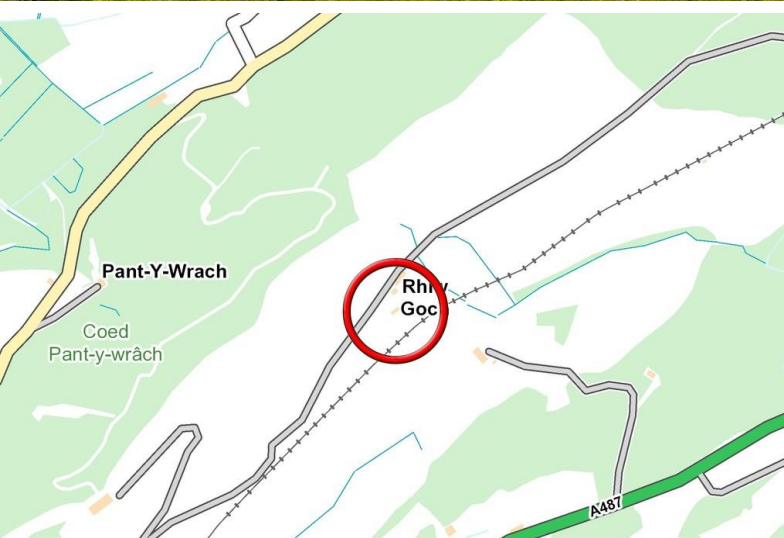
Main House Approx. Floor Area
– 1719 ft² (159.7m²)



Outbuildings Approx. Floor Area
– 4843 ft² (449.9m²)



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property.



AGENTS NOTE

There are two bridleways and two public footpaths which pass through the land belonging to Rhiw Goch

DIRECTIONS

Approaching from Porthmadog, proceed eastward along the A487 towards Penrhyndeudraeth. As you reach the centre of the village, turn left onto the High Street signposted Beddgelert (A4085). Proceed through the village and immediately after crossing the Ffestiniog railway crossing, take the next right hand turning onto a 'no-through' lane. Follow this road until you see a red gate with the 'Rhiw Goch' place name. Continue on through this gate whereupon you will shortly reach your destination.

EPC Band's: F & E

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