



SURVEYORS ♦ ESTATE AGENTS ♦ AUCTIONEERS ♦ VALUERS

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The Substantial Freehold Property
Known As



**FFERM PENSYFLOG
PORTHMADOG
LL49 9PW**

- A detached, two storey period manor house, formerly a farmstead, presently divided into two residential units
- Pleasant open aspect with views over Meol-y-Gest mountain
- Situated in its own large grounds on the outskirts of the popular harbour town of Porthmadog
- The property retains many of its original features, which include Inglenook fireplace and a wealth of exposed beams
- Orchard garden extending approximately to a quarter of an acre
- Double garage and ample car parking area
- Oil fired central heating
- Letting potential to provide an income
- Option to purchase approximately 9.5 acres of grazing land at separate negotiation

Accommodation

Owners' Residence: Ground Floor Hall, Lounge, Living Room/ Kitchen, Sitting Room/ Bedroom, Bathroom
First Floor; 2 Bedrooms

Letting Residence: Ground Floor; Lounge, Fitted Kitchen/ Dining Area, Laundry Room, W.C.
First Floor; 4 Bedrooms, Bathroom

Outside: Large Orchard Garden, Sizeable Tarmacadamed Parking, Double Garage, W.C.

PRICE: Offers in the region of £360,000

VIEWING: - Strictly by Appointment with the Selling Agent

Fferm Pensyflog, Porthmadog, LL49 9PW

"Fferm Pensyflog" affords a rare opportunity to purchase a substantial period property which is divided into two separate, self contained residential units but can be easily reinstated into one substantial residence.

The Property stands in its own large grounds, located on the fringe of the popular harbour town of Porthmadog and enjoys a pleasant open aspect over Moel-y-Gest mountain.

The owners reside in one part of the property and successfully let the other part as holiday lets.

Both the units have sizeable, centrally heated accommodation with feature inglenook fireplaces fitted with multi-fuel stoves and a wealth of exposed beams.

Outside there is a large tarmacadamed yard, and orchard garden extending to approximately a quarter of an acres and double garage. There is also the option to purchase 9.5 acres or thereabouts of grazing land with direct access from the properties grounds.

Accommodation (all measurements are approximate)

Owners' Residence

Ground Floor

Entrance Hallway

with uPVC double glazed front door, quarry tiled floor

Lounge 17'4" x 15'2" (m x m)

with multi fuel stove set in impressive stone inglenook, exposed ceiling beams, terrazzo tiled floor, radiator, staircase to first floor

Sitting Room/Bedroom 1 17'4" x 9'9" (m x m)

with radiator, French style door opening to front and enjoying open views

Living Room/Fitted Kitchen 18'8" x 14'2" (m x m)

with 'Rayburn' stove (not connected). Single drainer sink unit, integrated 5 ring gas hob, electric oven, fitted base and wall units with worktops, extractor hood, radiator, quarry tiled floor

Bathroom

with three piece suite comprising 'P' shaped bath with shower screen over, pedestal washbasin, low level w.c., tiled bath area, fitted towel rail

First Floor

Bedroom 2 15'2" x 11'4" (m x m)

with radiator, hand washbasin

Bedroom 3 11'9" x 11'4" (m x m)

with radiator, hand washbasin, access to store room and eaves



Letting Unit

Ground Floor

Front Veranda

Lounge 19' x 16' (m x m)

with multi fuel stove set in impressive stone inglenook and slate hearth, exposed ceiling beams, radiator, French style doors to front with views over Moel y Gest, staircase to first floor

Fitted Kitchen/Diner 17'3" x 17'4" (m x m) into bay

dining area with attractive open tiled fireplace and ornate timber surround, open views
kitchen area with single drainer sink unit, integrated 4 ring hob and oven, extractor hood, fitted base and wall units with worktops, tiled floor

Laundry Room 9' x 4'5" (m x m)

with radiator, provision for plumbed in washing machine, worktop

Separate low level W.C.



First Floor

Master Bedroom 17'3" x 16'3" (m x m) into bay
Enjoying open views, pedestal washbasin, radiator

Bedroom 2 12'7" x 11'4" (m x m)
with radiator, pedestal washbasin, open views

Bedroom 3 16' x 9' 6" (m x m)
with radiator, pedestal washbasin

Bedroom 4 13'5" x 6' 10" (m x m)
with radiator



Bathroom

with three piece suite comprising panelled bath with shower and screen over, pedestal washbasin, tiled walls, radiator, built-in cupboard

Separate low level W.C. with half panelled walls

Outside

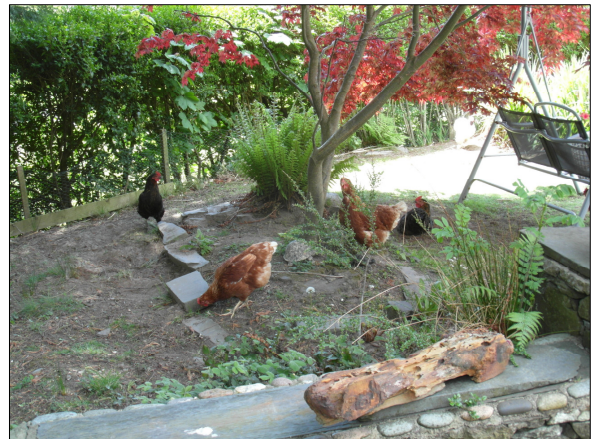
Detached double garage with light and power connected.
Sizeable orchard garden with mature trees
Ample tarmacadamed parking area
Outside W.C.
Yard

Optional Extra

The Land: option to purchase additional land extending to 9.5 acres or thereabouts.

Services

Mains water and electricity, private drainage



EPC APPLIED FOR

THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT

NOTE: The Agents have not tested any electrical installations, central heating system or other appliances and services referred to in these particulars and no warranty is given as to their working ability.