



BOB  
PARRY  
PRESTIGE

*Tyddyn Madog, Llanystumdwy, LL52 0LU*



## IN BRIEF

A wonderful opportunity to acquire a three bedroom cottage with stables, barn and outbuildings all set within approximately 10 acres of land. A further 15 acres are available to let nearby. Located on the outskirts of the famous Lloyd George village of Llanystumdwy close to Criccieth. The property is conveniently situated on the Lleyn Peninsula which offers superb beaches and the glorious scenery.

**VIEWING IS HIGHLY RECOMMENDED.**

A deceptively spacious and charming two storey cottage with solid fuel central heating and double glazing. Much character remains in the property with fantastic beams and spiral staircase. The property really does offer amazing potential to be used as an equestrian centre with living accommodation on site.

### Outside

Patio area. Adjoining the cottage are a range of outbuilding of stone and brick construction under corrugated iron and asbestos roofs. Superb potential for these outbuildings to be converted into dwellings (subject to the necessary planning consents). Main detached stable block consisting of 8 stables of timber construction under a pitched roof. Water feeders, light and power. With direct access to the rear of the house having enclosed concrete yard with gated entrance to the driveway and fields at the rear. Detached stable block to the rear of timber construction with corrugated sheeted roof. Water feeders. Hay store enclosed concreted yard.

### Agricultural Barn 13.70m x 18.02m (44'11" x 59'1")

Constructed of steel framework with block lower part and corrugated asbestos cladding to upper part. Corrugated asbestos roof with concreted floors. The barn is sectioned off into compartments with power and lighting. Open ended hay store to one end and sliding door leading to yard.

### The Land

The land is divided into convenient sized enclosures with a mixture of good, rough pasture and an area of woodland. The total land is approximately 10 acres. There is an option to purchase approximately 2 acres of woodland on separate negotiation. There is planning permission for a concrete skid pad in the bottom yard.

## Asking Price

£425,000







## ACCOMMODATION

(Measurements are approximate)

### **Kitchen** **5.46m x 2.76m (17'11" x 9'1")**

Wall and base units with matching worksurface splash back tiled walls. Sink unit. Electric rangemaster with overhead extractor hood. Breakfast bar. Radiator. Velux window. Space and plumbing for washing machine and dishwasher. Space for fridge/freezer. Cloaks cupboard.

### **Lounge/Diner** **4.71m x 6.63m (15'5" x 21'9")**

Multifuel stove (heating the radiators and providing domestic hot water). Feature spiral staircase, exposed beams. Radiator. TV point. Door opening onto front patio.

### **Bedroom One** **4.04m x 3.53m (13'3" x 11'7")**

Radiator. Built in storage cupboards.

### **En-suite Bathroom**

Low level wc. Wash hand basin. Bath.

### **First floor landing**

Exposed beams. Study area. Radiator. Entrance door with external steps to ground floor level.

### **Bedroom Two** **4.37m x 4.13m (14'4" x 13'7")**

Radiator. Sloping ceilings.

### **Shower Room**

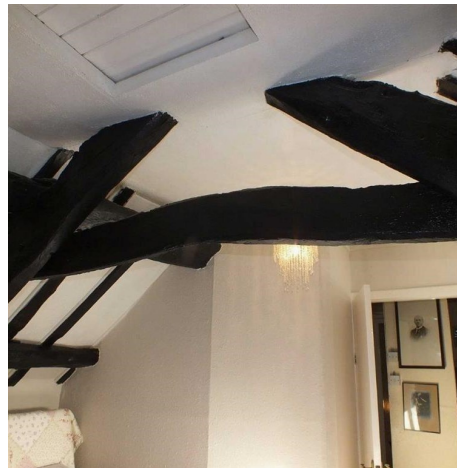
Low level wc. Shower cubicle with overhead electric shower. Radiator.

### **Bedroom Three** **4.43m x 4.03m (14'6" x 13'3")**

Radiator. Exposed beams. Sloping ceiling. Velux windows.







*TO ARRANGE A VIEWING PLEASE CALL 01766 512 666*



## TENURE

The property is available freehold. Solicitors to confirm.

## COUNCIL TAX

The property is believed to be in TBC.

## AGENT'S NOTES

There is a shared septic tank with Tyddyn Madyn Coch and the Septic tank is situated on the land belonging to Tyddyn Madyn Coch. It is emptied once a year and cost is shared 50/50 approx £90 each. Water is also shared and on a meter the approximate cost is shared 50/50 annually £250 each or thereabouts. The vendor is currently sourcing a quote to install a separate meter. Multifuel stove serving central heating.

The access road is shared by two other properties and owned by Tyddyn Madryn Coch. There is a right of way given to Tyddyn Madoc subject to the payment of a third share of the expense from time to time of maintaining the driveway.

## VIEWING

Please contact the selling agents:

Bob Parry Estate Agents & Auctioneers

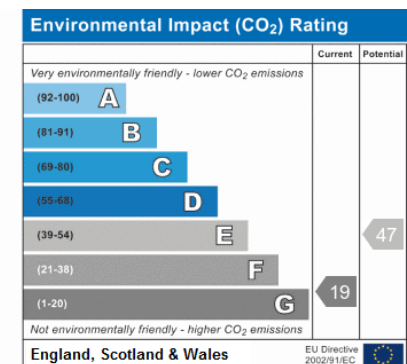
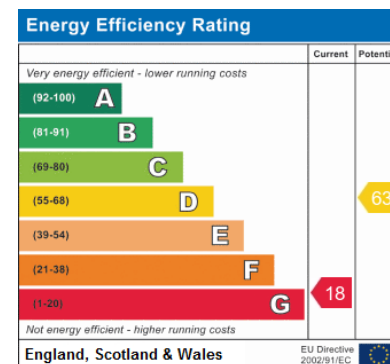
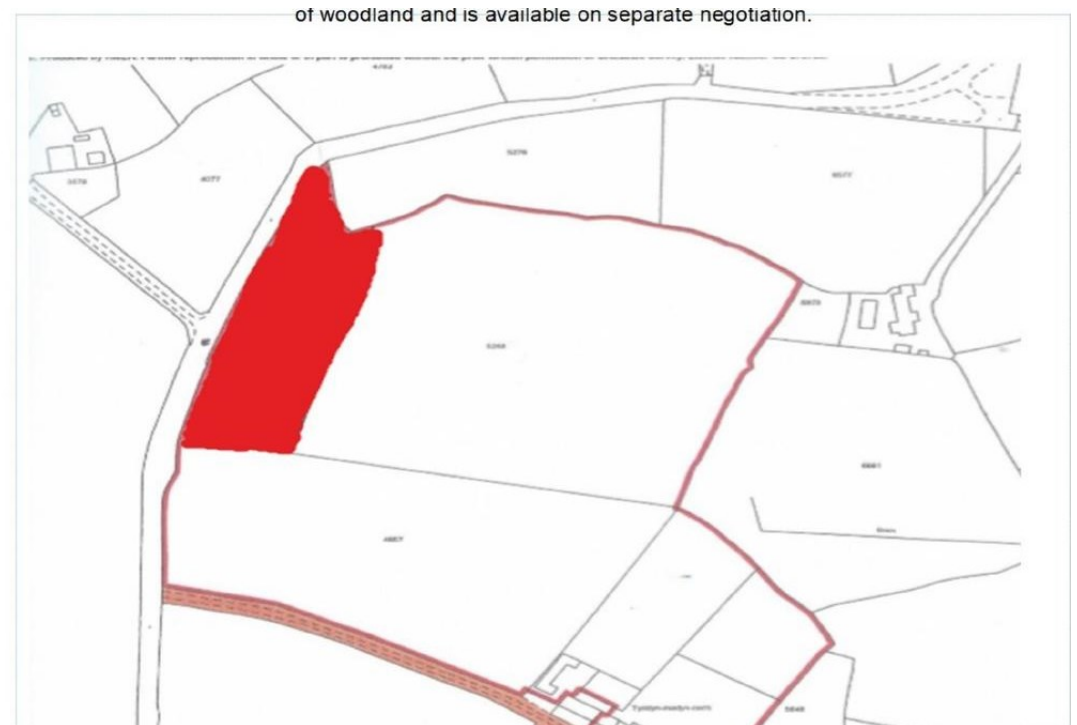
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These sales particulars are believed to be materially correct but their accuracy is not guaranteed and they do not form any part of any contract. All measurements are metric (with imperial equivalent in brackets) and are approximate. Services, gas and electric installations, appliances, heating systems, boilers, chimneys/flues etc. have not been tested by the selling agents and no warranty as to their condition or suitability is given. Plans and floor plans are for viewing purpose only and are not to scale.