

WINDY RIDGE

BORTH-Y-GEST, GWYNEDD



**Beresford
Adams**



JACKSON-STOPS

**WINDY RIDGE, MORFA BYCHAN, BORTH-Y-GEST,
NR PORTHMADOG, GWYNEDD, LL49 9UG**

APPROX GROSS INTERNAL FLOOR AREA: 1649 SQ FT / 153.21 SQ M

A DETACHED PROPERTY WITH SCOPE FOR
MODERNISATION AND FURTHER EXTENSION,
OCCUPYING A PRIVATE POSITION ON THE
HEADLAND WITH FAR REACHING VIEWS
ACROSS THE ESTUARY AND MOUNTAINS



DISTANCES

PORTHMADOG - 2 MILES

PWLLHELI - 15 MILES

CAERNARFON - 21 MILES

BANGOR - 30 MILES

A55 EXPRESSWAY - 28 MILES

CHESTER - 73 MILES

LIVERPOOL - 85 MILES

MANCHESTER - 111 MILES

(DISTANCES APPROXIMATE)

GROUND FLOOR

- Front Porch
- Hall
- Sitting Room
- Dining Room
- Kitchen with Breakfast Area
- Bedroom 2
- Bedroom 3
- Family Bathroom
- Cloakroom/w.c.
- Rear Porch/Utility

FIRST FLOOR

- Bedroom 1 with en-suite Shower Room
- Eaves Storage

OUTSIDE

- Parking for several cars
- Detached Garage
- Tiered Garden
- Rear Patio with Seating Area





View from above the lower garden



LOCATION

Windy Ridge is situated on the edge of the picturesque seaside village of Borth-y-Gest and occupies one of the most sought-after coastal locations along the West Coast of North Wales. Occupying a prominent yet private setting on the headland the property benefits from far reaching views across the estuary against the backdrop of the mountains. Windy Ridge benefits from having direct access to the coastal path being within walking distance of sandy beaches as well as the village of Borth-y-Gest with its natural harbour. The village offers a small shop, popular Moorings café and a coffee house/bistro with more comprehensive facilities nearby in Porthmadog.

On the recreational front there are a number of delightful coastal and hillside walks beyond the village whilst the Snowdonia Mountain Range offers extensive walking and mountain biking. Locally there are numerous tourist attractions including castles & historic houses, Zip World & Bounce Below and the popular Ffestiniog Mountain Railway & Welsh Highland Railway. Locally there are golf courses in Porthmadog which is only a short distance away and further afield at Pwllheli, Nefyn, Abersoch and Harlech. For the boating enthusiasts there is a sailing club at Porthmadog with a harbour and moorings complemented by a comprehensive marina complex at Pwllheli.

COMMUNICATIONS

The Porthmadog by-pass allows for ease of access to Caernarfon and beyond which is the A55 expressway. The A55 allows for ease of travel along the North Wales coast to Chester and beyond which the M53 & M56 motorways connect to the larger conurbations of Liverpool and Manchester. To the east of Porthmadog the A5 serves to provide access for those travelling from Birmingham and London. From Bangor Station there is a regular 3 hrs 30 mins rail service to London Euston and a non-commercial airport for private charters at Caernarfon. The Cambrian railway operates from Porthmadog travelling through mid-Wales to Shrewsbury and Birmingham.



DESCRIPTION

Windy Ridge is a detached 3 bedroom dormer-bungalow constructed of block & brick with painted rendered elevations under a slate roof. The immediate location of Windy Ridge is desirable, being accessed off a no-through lane and having direct access by foot onto the Welsh Coastal Path. Borth-y-Gest and the neighbouring coastline is long regarded as one of the most scenic stretches in North Wales with a combination of estuary, sea and mountain views. The Glaslyn & Dwyryd estuaries are heavily tidal and as such, the view is ever changing. The property has been in the family's ownership for circa 25 years and been well maintained over the years. The property has had the benefit of a recently modernised kitchen in 2022/23 but otherwise the layout of the property has not altered. There is certainly scope, subject to the availability of planning permission, to reconfigure and/or extend the property to cater for 4/5 bedrooms and further living space to take best advantage of the setting.

From the parking area an Indian stone path leads to both the front and back door, with the latter being used on a more regular basis. The back door opens into a small cloaks/utility room with plumbing for washing machine & tumble dryer, beyond which a door opens into a recently fitted kitchen with breakfast area. The kitchen comprises fitted wall and base units under quartz work surfaces, 2 ring AGA, 4 ring Hotpoint induction hob, sink with drainer, Bosch dishwasher, Hotpoint microwave and Hotpoint fridge & freezer. To one end of the kitchen, against the window is space for a dining/breakfast area which allows for an aspect over the side garden and view over the water. From the kitchen a door opens into the dining room which has an open aspect through to a well-proportioned sitting room.



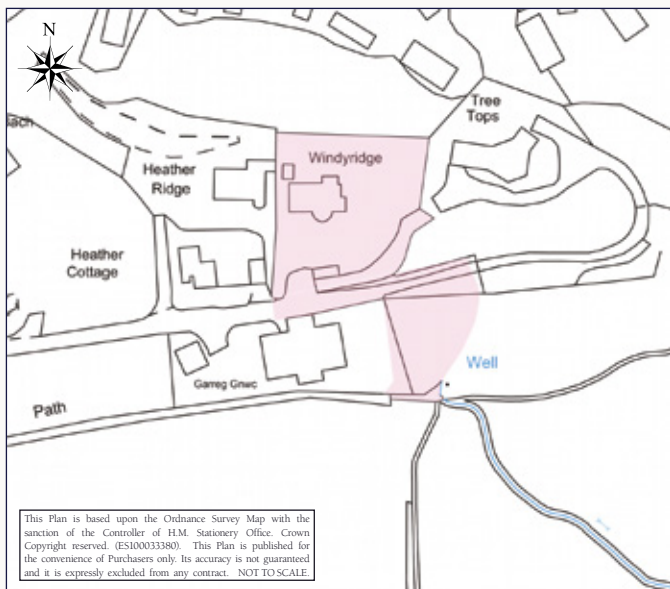
The sitting room has the benefit of a large bay window with bench seating and both rooms have been designed to maximise the views across the estuary. Within the sitting room there is an open fire with slate hearth & surround and moulded ceiling cornice. At the far end of the sitting room a door opens into the hall, with the front door on the left-hand side. The hall gives access to the remaining ground floor rooms and links back into the kitchen at the rear. To the rear of the house is the family bathroom and downstairs cloakroom/w.c. The family bathroom has the benefit of tiled walls, heated towel rail, low flush w.c., panelled bath and pedestal hand basin. The cloakroom has part tiled walls and houses a low flush w.c. with pedestal hand basin. Also within the cloakroom is a fitted cupboard and the Grant oil boiler. Adjacent to the cloakroom are bedrooms 1 & 2 which are both double rooms, with the former being slightly larger having the benefit of fitted wardrobes and dressing table, double doors out to the front and pleasant aspect. A set of stairs leads to the first floor which caters for the third bedroom. Bedroom 3 is a double bedroom with elevated aspect over the water and has the benefit of a dressing space and en-suite shower room. The shower room has part tiled walls and contains a built-in Ideal hand basin, tiled shower cubicle with Mira fittings and low flush w.c. Beyond the dressing space and also off the stairs are two useful eaves storage cupboards.

OUTSIDE

The gardens and grounds at Windy Ridge slope gently from north to south and are well designed taking best advantage of the coastal location. At the bottom of the garden, accessed directly off the private road is a detached single garage with up-and-over door, constructed of block with slate roof. The driveway rises gently and opens onto a wide tarmac parking area from which the panoramic views are evident. From the parking area there is a series of Indian stone paths wrapping around the house and also down the garage.







To the front of the house is a lawned area with series of tiered flowering beds. To the side and rear of the house there is further grassed areas with rocky outcrops and mature pine trees. Above the parking area is a seating space under the shelter of the trees canopy which provides a particularly private space to enjoy the everchanging estuary views and further to the mountains. To the rear of the property is a large Indian stone terrace which offers the ideal space for entertaining and beyond which there a couple of timber & felt sheds for garden equipment and the domestic heating oil tank. On the other side of the lane is a small lower garden which comprises a small lawned area with pedestrian gate onto the coastal path. Also within the lower garden is the shared septic tank.

DIRECTIONS

Having come off the A487 at the roundabout to the north of Portmadog, continue along the High Street passing over the railway and straight over the next mini-roundabout take the next right along Bank Place signposted for Borth-y-Gest and

Morfa Bychan. Travel along Ffordd Morfa Bychan for just over 1 mile, with the road undulating gently and once the road flattens off take the left turn into Garreg Wen Caravan Park. Ascend the drive into the park and carrying straight through where you will see a private road sign. Continue along the private road and Windy Ridge is the last house on the left hand side with garage at road level and driveway adjacent.

PROPERTY INFORMATION

Address: Windy Ridge, Morfa Bychan, Borth-y-Gest, Nr Porthmadog, Gwynedd, LL49 9UG.

Tenure: The property is freehold with vacant possession

Services: Mains water and electricity. Oil central heating. Private drainage (Septic Tank). Telephone line and Broadband connection.

Local Authority: Gwynedd Council, Pwllheli.
Tel: 01766 771000.

Council Tax: Band F- £2,835.65 payable 2023/24.

Third Party Rights: The property is sold subject to all existing wayleaves, easements and rights of way, public or private whether specifically mentioned or not.

It should be noted that the Septic Tank is located within the lower garden to Windy Ridge and is shared with 5 other properties, having recently been replaced and registered with Natural Resources Wales.

Fixtures: Unless specifically mentioned in these particulars all contents, fixtures and fittings, garden ornaments, statues, carpets and curtains are specifically excluded from the sale. Certain items may be available by separate negotiation.

Article 4 Direction: If a property is used residential purposes (as a permanent home) it will need planning permission for use as either a second home or holiday let. If the property is an existing second home or mixed use (Second Home/holiday let) then planning for change of use is not required.

Viewing: Strictly by appointment via Jackson-Stops, Chester office - T: 01244 328 361 or Beresford Adams, Porthmadog office - T: 01766 750 021.



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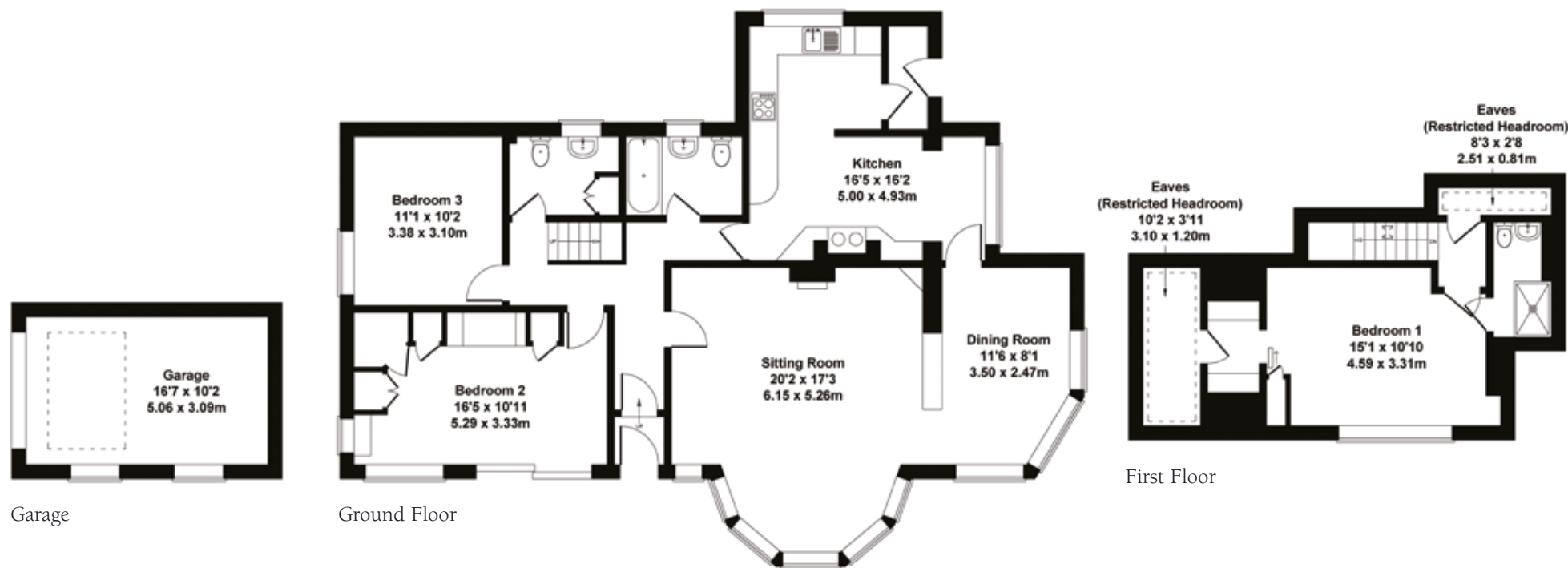
APPROX GROSS INTERNAL FLOOR AREA:

HOUSE = 1481 SQ FT / 137.58 SQ M

GARAGE = 168 SQ FT / 15.63 SQ M

TOTAL = 1649 SQ FT / 153.21 SQ M

Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy, however all measurements are approximate. This floor plan is for illustrative purposes only and is not to scale.



Important Notice Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Brochure by wordperfectprint.com.

Beach below Windy Ridge



JACKSON-STOPS

PROPERTY EXPERTS SINCE 1910



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