



CHANTILLY'S
BORTH-Y-GEST, GWYNEDD

JACKSON-STOPS 



**CHANTILLY'S, 1 MERSEY STREET, BORTH-Y-GEST,
NR PORTHMADOG, GWYNEDD, LL49 9UB**

TOTAL APPROX. FLOOR AREA: 2986 SQ FT / 277.48 SQ M

**A DELIGHTFUL PERIOD HOUSE IN THE
HEART OF THE VILLAGE AND MOMENTS
FROM THE SEAFRONT**



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 | - Snug |
| - Hall | - Study |
| - Sitting & Dining Room | - Shower Room |
| - Kitchen | - Utility Room |

FIRST & SECOND FLOORS

- | | |
|------------------------|----------------------|
| - Bedroom 1 | - Bedroom 4 |
| with en-suite Bathroom | - Bedroom 5 |
| - Bedroom 2 | - Family Shower Room |
| - Bedroom 3 | |

OUTSIDE

- | | |
|-----------------------------|-----------------------|
| - Terrace with Seating Area | - Sunken Patio Garden |
| - Detached Garage/Boat | - Utility/Workshop |
| Store | - Log Store |
| - Parking | - Far reaching views |

LOCATION

Chantilly's is situated in the centre of the picturesque seaside village of Borth-y-Gest being one of the most sought-after coastal locations along the West Coast of North Wales. Chantilly's can be accessed by foot, off Mersey Street, but also has vehicular access to the rear with parking area & garage/boat store, which is certainly one of the main attributes. Given its central location, the bay is only 50 yards away with access onto the coastal path nearby which leads around the headland to Black Rock Sands and Porthmadog. 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

Chantilly's is an attractive and substantial end of terrace period house arranged over three spacious floors, with elegant white-painted rendered elevations, pale blue windows and a slate roof.

The property comes to market having undergone an extensive programme of renovation and improvement, including renewed render, updated electrics and plumbing, together with a comprehensive refurbishment throughout. The interiors have been sympathetically reconfigured and tastefully finished to a high standard, creating well-proportioned and versatile accommodation suited to modern living.

In addition to the generous internal accommodation, the rear gardens have been tastefully designed and landscaped to create an attractive outdoor setting. These are complemented by external stores and a substantial double-storey garage/boat house, constructed with matching white-painted rendered elevations beneath a slate roof, providing excellent additional storage and practical space.

The front door opens into a wide hall with part vaulted ceiling and space for coats & storage. To the left of the hall a door opens into the sitting & dining room which is a well proportioned room with plenty of light, particularly from the picture window with bench seating below. The room is part panelled, with the picture window having previously been the front door and has an attractive fireplace to one end with log burning stove on a slate hearth. The hall continues through to the side hall, off which there is access to the shower room, snug & kitchen.

The shower room has a tiled floor with part panelled walls and fitted with low flush w.c., built-in hand basin with cupboards, towel rail and shower cubicle with electric shower attachment. The kitchen is a large room with laminate oak boarded flooring and double doors to balcony to the rear. The kitchen has fitted wall & base units to two walls with panelled splashbacks and the appliances include Hoover fridge/freezer, 1 1/2 bowl sink with drainer, Indesit dishwasher and a Belling gas & electric oven. Also from the kitchen there a separate door which leads



a small hall with under stairs cupboard, door to the sitting & dining room and door to utility room. The utility has a base unit with sink unit within and plumbing for washing machine & tumble dryers, as well as some alcove shelving beside a former fireplace. The snug is located to the rear of the house and has a painted wood floor with dual aspect, former fireplace with slate hearth, built-in cupboards and door to study. The study is a small room with personnel door to outside, built-in shelving and store cupboard.

At first-floor level the property offers four well-proportioned bedrooms, including a principal bedroom with the benefit of an en-suite bathroom. A bright and airy landing leads to the main family bathroom, which is fitted with a walk-in shower, low-flush W.C., hand basin and heated towel rail. Located to the rear of the house are bedrooms three and four, configured as a double and a single room respectively. To the front of the property are bedrooms one and two, both of similar generous proportions and retaining the original Georgian-style windows, adding character and charm.





Bedroom one also benefits from a dedicated dressing area with a bank of fitted wardrobes. The en-suite bathroom serving the principal bedroom features a laminate floor, bath with telephone-style shower attachment, low-flush W.C., hand basin and heated towel rail.

A staircase rises to bedroom five, a spacious and light-filled converted loft room with extensive eaves storage and cupboard space, offering excellent versatility for use as a bedroom, home office, or hobby room.

OUTSIDE

To the front of the house a paved forecourt, bordered by a low retaining wall, provides an attractive approach to the front entrance. To the right-hand side of the property a passageway leads to a side door and continues through to the rear garden, with two useful external store rooms located along the passage adjacent to the study.

To the rear is a secluded walled garden area which provides a



valuable and flexible space, incorporating a generous gravelled parking area with room for several vehicles, a lawned garden and impressive garage/boat house. Access to the parking area is via gates from the rear lane, Tan y Foel, allowing for convenient off-road parking and easy vehicle access.

A timber balcony extends across the rear of the house, and is accessed directly from the kitchen via double doors or by steps rising from the garden below. It provides an ideal elevated seating area. Beneath the balcony is a sheltered paved terrace with a stable door opening into an external utility room.

The garage/boat house itself is a notable feature of the property. Recently refurbished, it offers a substantial ground-floor space with concrete base, ideal for workshop use, storage or hobby space, and accessed via both double doors and a separate personnel door. At the rear of the building a turned staircase leads to a large first-floor room, currently boarded, which offers excellent potential as a home office, studio or for conversion into additional living accommodation, subject to the necessary consents.

The lawned garden is enclosed by mature shrub borders and a high garden wall, creating a particularly private and sheltered setting ideal for outdoor dining and entertaining. The garden enjoys a south-westerly aspect, ensuring it benefits from the afternoon and evening sun.

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 and as you reach the top of the hill, bear left into Borth-y-Gest. Continue into the village, around the bay, and the turning onto Mersey Street is almost on the opposite side of the bay. Having turned onto Mersey Street, Chantilly's will be seen shortly on your right, after the chapel.





PROPERTY INFORMATION

Address: Chantilly's, 1 Mersey Street, Borth-y-Gest, Nr Porthmadog, Gwynedd, LL49 9UB.

Services: All mains services. Gas Central Heating. Telephone line and Broadband connection.

Tenure: The property is freehold with vacant possession

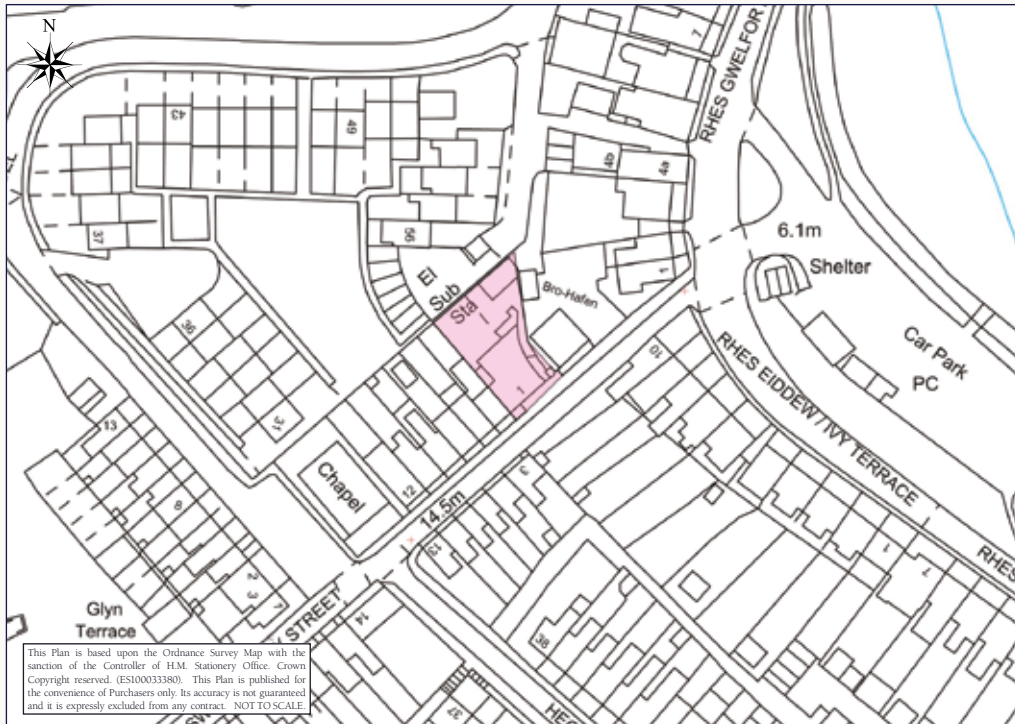
Third Party Rights: The property is sold subject to all existing wayleaves, easements and rights of way, public or private whether specifically mentioned or not.

Local Authority: Gwynedd Council, Pwllheli - T: 01766 771000.

Council Tax: Band D - 2026-27.

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.

Viewing: Strictly by appointment via Jackson-Stops, Chester office Tel: 01244 328 361.



CHANTILLY'S

APPROXIMATE GROSS INTERNAL AREA:

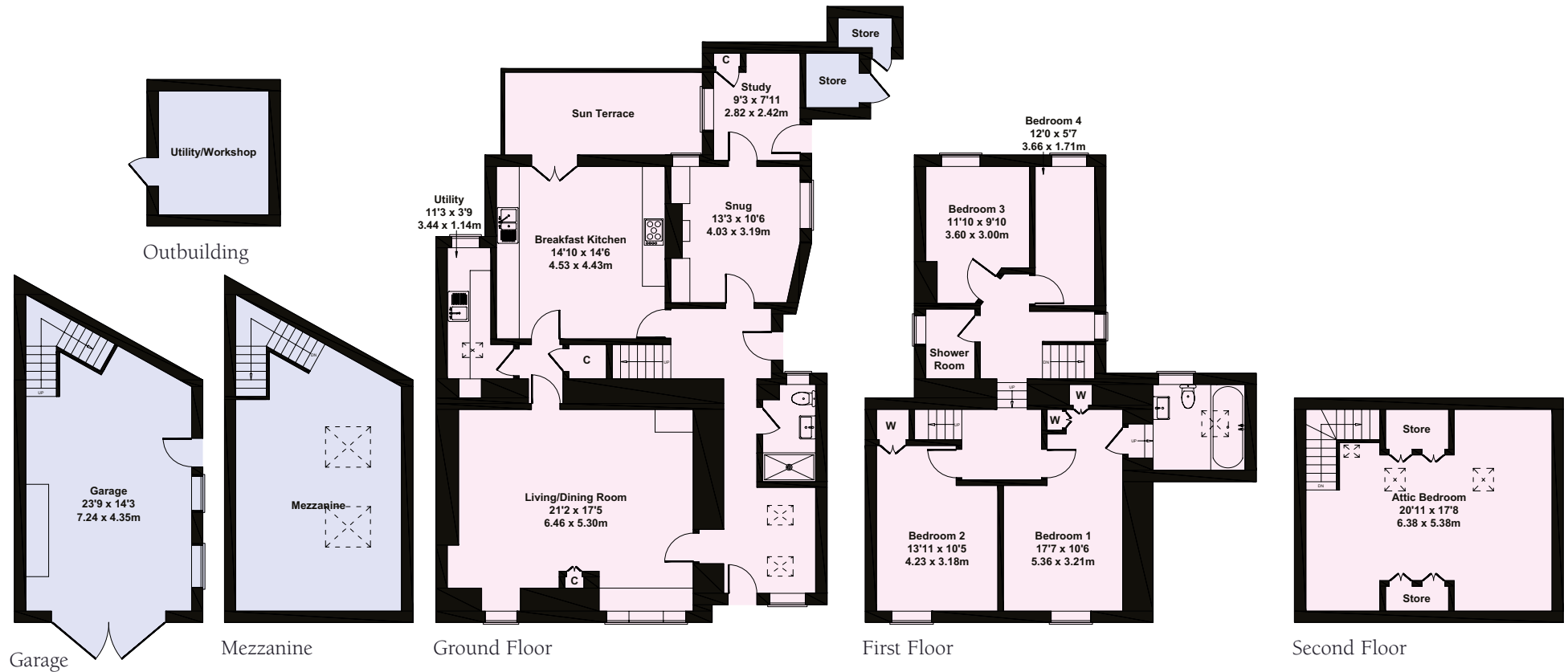
HOUSE = 2321 SQ FT / 215.67 SQ M

GARAGE = 665 SQ FT / 61.81 SQ M

TOTAL = 2986 SQ FT / 277.48 SQ M

(EXCLUDING UTILITY/STORE)

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.



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