

# EGERTON ESTATES



## **Castell Farm Lon Gwenfro, Llanbedrgoch, LL76 8NX**

**Offers In The Region Of £550,000**

A substantial detached farmhouse in a rural location, surrounded by farm land, and with the added benefit of a modern detached 2 bedroom cottage. Situated in a private and most tranquil location within its own grounds of just under an acre, Castell Farm is about a mile to the A5025 and considered within easy reach of the beaches at Red Wharf Bay and Benllech and local facilities at Pentraeth. It is considered ideal for a larger family and with the Cottage well suited for additional family. The farmhouse is in need of some upgrading works but the Cottage is considered modern and ready for occupation. Included are a range of upgraded traditional farm buildings, spacious gardens to include a Summer House. Competitively priced and viewing recommended.

### **Conservatory Entrance 11'11" x 7'4" (3.65 x 2.24)**

Having a double glazed surround with double opening entrance doors. Tiled floor.

### **Living Room 16'2" x 15'1" (4.95 x 4.62 )**

Having a stone surround fireplace with tiled hearth and timber mantle over as well as an extended TV plinth.

### **Dining Room 15'6" x 7'2" (4.73 x 2.20)**

With access to the kitchen, radiator, telephone point, door through to:-

### **Lounge 15'3" x 12'11" (4.66 x 3.96)**

Having a feature stone inglenook fireplace with tiled hearth and terrazzo tiled floor. Dual aspect windows, 2 radiators, ceiling beams and inset shelving.

### **Kitchen/Breakfast Room 24'8" x 9'7" (7.54 x 2.94)**

Having a traditional range of timber base and wall units with extensive worktop surfaces and tiled surround. Brick inglenook opening with Rangemaster stove, eye level double oven, 1.5 bowl stainless steel sink unit. Exposed ceiling beams. The breakfast area adjoins the kitchen, with tiled floor and radiator and enough room to provide a dining table.

### **Side Porch 11'0" x 5'11" (3.36 x 1.81)**

With tiled floor and walls, Worcester oil fired central heating boiler. Double glazed outside door.

### **Utility Room 11'2" x 10'8" (3.41 x 3.27)**

Having a continuation of the timber kitchen units, tiled floor, radiator, ceiling beams.

### **Shower Room 5'8" x 4'10" (1.73 x 1.49)**

Having a corner shower with Mira electric shower control, wash basin, WC, fully tiled walls and floor.

### **Lean-to Conservatory 15'1" x 8'2" (4.60 x 2.49)**

With double glazed surround to two sides and outside door, and with views over adjoining fields. Through access to:-

### **Boot Room 12'7" x 10'7" (3.85 x 3.23)**

previously used as an additional bedroom with storage cupboards and wardrobes. Tiled floor, radiator.

### **First Floor Landing**

With radiator.

### **Bedroom 1 13'4" x 8'4" (4.08 x 2.56)**

Having a front aspect window enjoying a peaceful rural outlook. Wardrobe, tiled floor, radiator.

### **Bathroom 10'0" x 6'7" (3.07 x 2.01)**

With a white suite comprising of a wide bath with Miraa electric shower over and further mixer tap.

Wash basin, WC, tiled floor and walls, bathroom cabinet.

### **Bedroom 2 12'8" x 9'2" (3.87 x 2.80)**

With a fitted wardrobe, drawer and wall mirror. Front aspect window with radiator under.

### **Bedroom 3 10'0" x 7'9" (3.07 x 2.37)**

With front aspect window with radiator under. Fitted wardrobe, drawers and wall mirror.

### **Bedroom 4 10'2" x 7'9" (3.11 x 2.37)**

With wardrobe, drawers and wall mirror. Radiator.

## **CASTELL COTTAGE**

A more recent conversion (2010) of a former outbuilding which was also extended, and enjoying a quiet location away from the main farmhouse, and with excellent potential for a relative.

### **Open Plan Kitchen/Living Room**

#### **Kitchen Area 14'5" x 13'3" (4.40 x 4.05)**

Having a good range of base and wall units in a medium oak style finish with worktop surfaces and tiled surround. Electric cooker recess with extractor over and space for a fridge/freezer. 1.5 bowl stainless steel sink unit under a rear aspect window enjoying a fine outlook over farmland. Tiled floor, radiator, outside doors to front and back. A wide opening leads to:-

#### **Living Area 15'9" x 13'3" (4.82 x 4.06)**

Having a feature brick inglenook fireplace (no chimney) Front aspect window and double opening doors to the rear garden. Tiled floor, radiator.

#### **Utility Room 6'4" x 5'6" (1.94 x 1.70)**

With a tiled floor. Worktop surface with space under for a washing machine and dishwasher. Oil central heating boiler to serve the cottage. Through access to:-

#### **Shower Room 6'4" x 5'7" (1.94 x 1.71)**

Having a wide corner shower with Mira thermostatic shower control. Wash basin with mirror/light over, radiator. Fully tiled walls and floor.

#### **Inner Hall**

With radiator and leading to:-

#### **Bedroom 1 10'10" x 8'0" (3.31 x 2.46)**

With a wide glazed frontage with central outside door. Full length mirror fronted wardrobes, tiled floor, radiator.

#### **Bedroom 2 9'4" x 8'0" (2.86 x 2.45)**

Again with a wide glazed frontage with central access door to the outside. Recess with fitted mirror front wardrobe, wall mirror, tiled floor, radiator.

#### **Bathroom 8'4" x 5'10" (2.56 x 1.78)**

Having a white suite comprising of a panelled bath

with Mira thermostatic shower control as well as a mixer tap. Wash basin, WC, radiator. Fully tiled walls and floor.

### **Outside**

Situated at the end of a long private drive (shared with a farmer), the location is considered ideal for those seeking peace and tranquillity

The drive leads to a brick paved and very spacious open parking area suitable for several cars and with the Outbuildings facing.

The brick paving extends to the front of the house and also gives access to a large front garden area which includes a Summer House, which has electric and tiled floor. To the side of the house is a further private entertaining area with paved patios on two levels, and beyond this is a further garden area to the rear of the House which includes a Greenhouse.

The extensive grounds are estimated at approximately an acre in total with a further garden area to the rear of the parking area which includes a Store Shed 4.7 x 3.6 which has a concreted floor and electricity. This area extends to Castell Cottage which has its own private gardens and adjoining open fields. The gardens are presently untended.

### **Services**

Mains water and electricity. Private drainage.

Oil central heating with separate systems for both properties.

### **Tenure**

The property is Freehold and this will be confirmed by the Vendor's conveyancer

### **Council Tax**

Castell Farmhouse: Band E

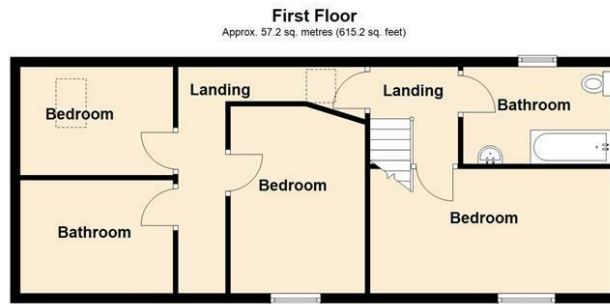
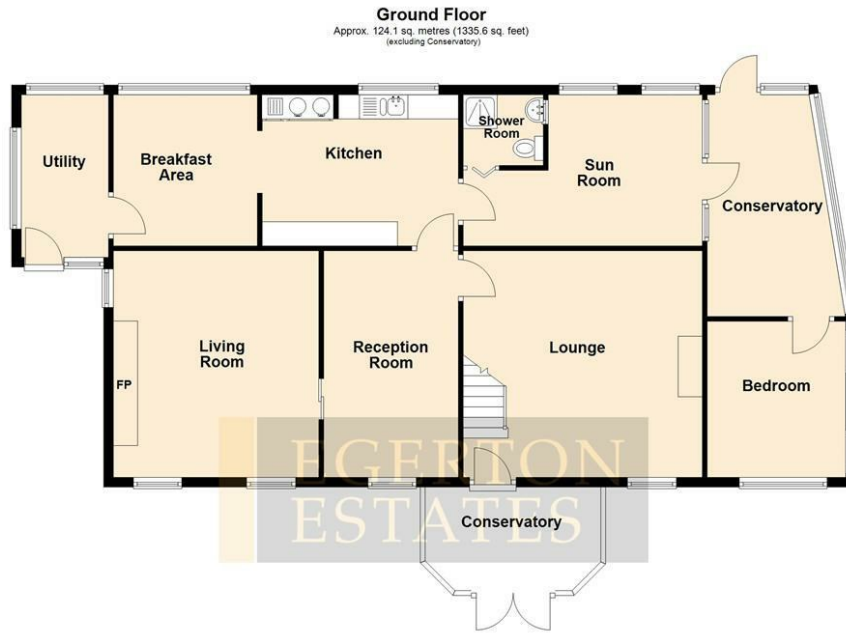
Castell Cottage: Band C

### **Energy Efficiency**

Castell Farmhouse: Band E

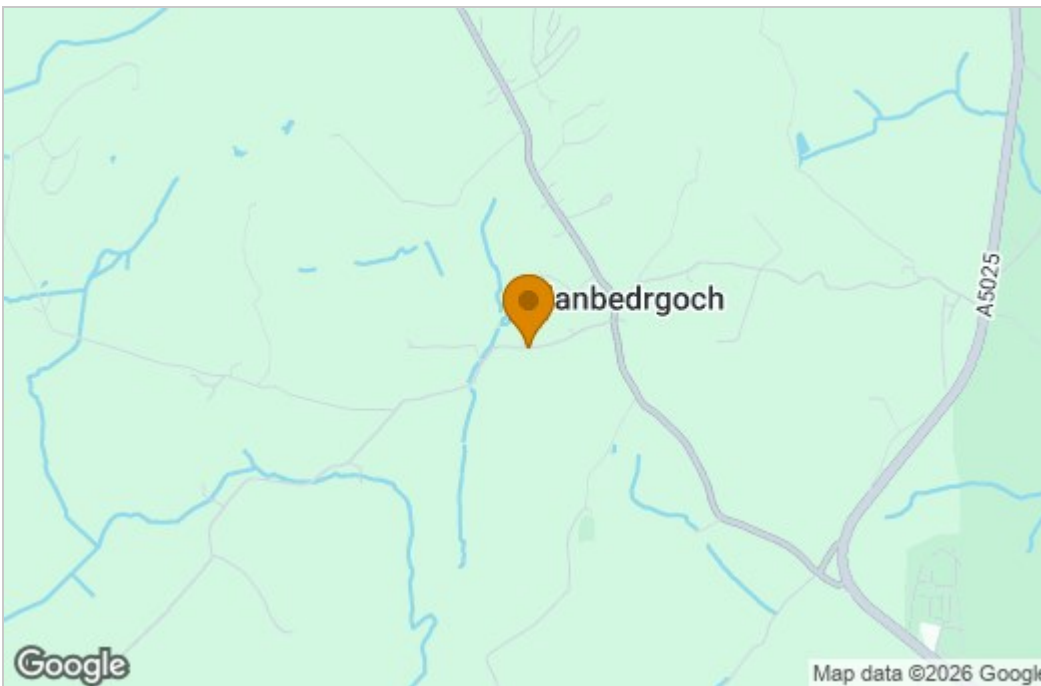
Castell Cottage: Band C

# Floor Plan

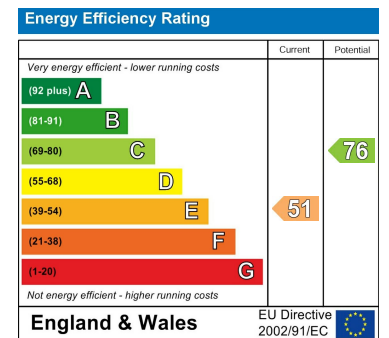


Total area: approx. 181.2 sq. metres (1950.8 sq. feet)

# Area Map



# Energy Efficiency Graph



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