

# EGERTON ESTATES



## Tyn Coed , Penysarn, LL69 9YB

**£420,000**

A delightful 7 acre small holding situated on the edge of the village, including a 4 bedroom farm house and farm buildings. The property enjoys a peaceful rural position yet is only a 5 minute walk to village amenities and about 3 miles to the port town of Amlwch. The house is double glazed and has oil central heating as well as two bathrooms and two reception rooms. Included is a very substantial Dutch Barn considered ideal as a workshop while other buildings to include a stable render the property ideal as a small equestrian centre.

Competitively priced and early viewing is advised.

### **Entranch Porch**

With a double glazed entrance door, glazed inner door to:-

### **Hallway**

Having the staircase to the first floor with store cupboard under, radiator.

### **Living/Dining Room**

Being L shaped and open plan

### **Living Area 20'10" x 13'5" (6.36 x 4.11)**

Having a local stone surround fireplace and hearth housing a newly fitted multifuel stove (2026). Beamed ceiling, two front aspect windows with radiators under, tv connection, wide opening to:-

### **Dining Area 13'1" x 11'11" (4.00 x 3.64)**

With a double glazed patio door to the rear garden area.

### **Kitchen/Breakfast Room**

L shaped and open plan

### **Kitchen Area 14'2" x 7'8" (4.32 x 2.36)**

Having a modern range of base and wall units in an off white finish with contrasting worktop surfaces and tiled surround. Recess for a Cooker Range with splashback and extractor over, and recess for a dishwasher. Composite sink unit under a window having a private outlook over the rear garden, ample space for a fridge/freezer. Laminate floor, ceiling downlights.

### **Breakfast Room 12'0" x 7'10" (3.67 x 2.40)**

Just off the kitchen in an open plan style and having a front aspect window with radiator under.

### **Rear Lobby**

With a double glazed stable door to the rear garden and main shed.

### **Bedroom 1 15'0" x 9'4" (4.58 x 2.86)**

A spacious ground floor bedroom with front aspect window with deep window sill, radiator.

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

With pvc panelled walls and ceiling, and having a corner shower enclosure with twin head shower control, wash basin, WC, plumbing for a washing machine.

### **First Floor Landing**

With radiator, distant sea views.

### **Bedroom 2 16'6" x 8'9" (5.03 x 2.69)**

Having dual aspect windows and distant sea views to the rear. Two radiators.

### **Bedroom 3 10'9" x 10'5" (3.30 x 3.19)**

With a front aspect window with radiator under. Built in linen cupboard. This room is presently used as a study.

### **Bedroom 4 18'6" x 10'6" (5.65 x 3.21)**

With front aspect window with radiator under.

### **Bathroom 10'1" x 8'5" (3.09 x 2.57)**

Recently upgraded with a white suite with contrasting light grey walls, and comprising of a panelled P shaped bath with twin head thermostatic shower control and glazed shower screen. Wash basin in a vanity cupboard, WC. Mirror fronted bathroom cabinet and further wall mounted store cupboard. Radiator and towel radiator.

### **Outside**

A private drive within ownership but with rights for others over, leads to the front of the house with ample open parking areas.

To the front of the house and buildings is a secluded and large lawned garden with fruit trees. There is also a further very private garden to the rear of the house with lawn, shrubs and bushes and access to the large Dutch Barn.

### **Outbuildings**

Adjoining the house is a range of former farm buildings from when the property was used as a small dairy farm, and now adapted for other uses:-

### **Garage/Store 24'2" x 14'10" (7.38 x 4.54)**

Up and over door, power and light, loft over part.

### **Stable 22'10" x 14'7" (6.96 x 4.47)**

With power provided.

### **Tool Store 15'11" x 8'9" (4.87 x 2.68)**

### **Outside WC/Store 9'2" x 7'4" (2.80 x 2.25)**

With WC

### **Dutch Barn 43'7" x 16'8" (13.3 x 5.1)**

A large space ideally suited as a Workshop with power provided and staircase to a large storage loft over (floor in need of repair). Power and light and wide opening to:-

### **Tractor Shed 24'3" x 13'1" (7.4 x 4.0)**

Having a wide door to the field to the rear. Boiler Room off.

### **Land**

The whole property extends to 6.8 acres or thereabouts and is found in two main enclosures to the rear of the farmstead. The land is suitable for grazing with rock outcrops and some gorse, and natural water.

### **Services**

Mains water, drainage and electricity.

Oil fired central heating (boiler 2020)

Double glazed windows and fibre to property internet.

### **Tenure**

The property is Freehold and this will be confirmed by the Vendors' conveyancer.

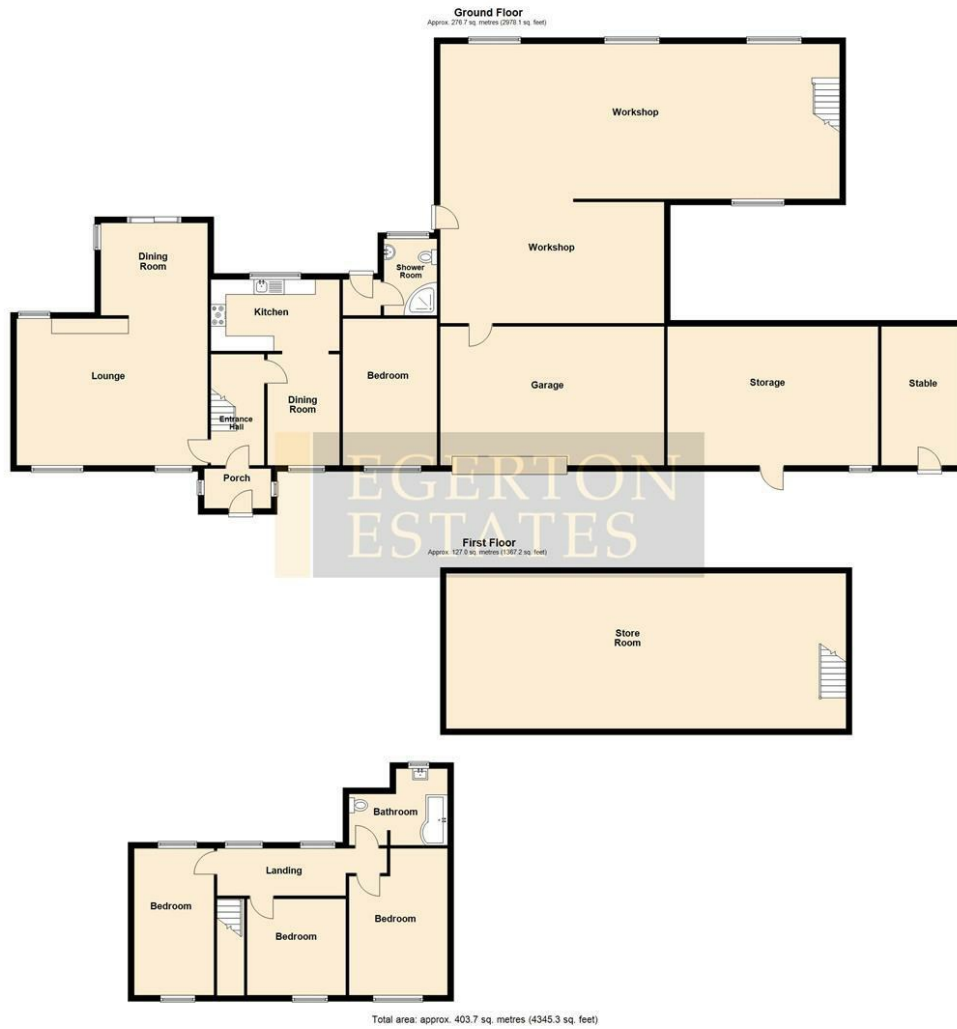
**Council Tax**

Band E

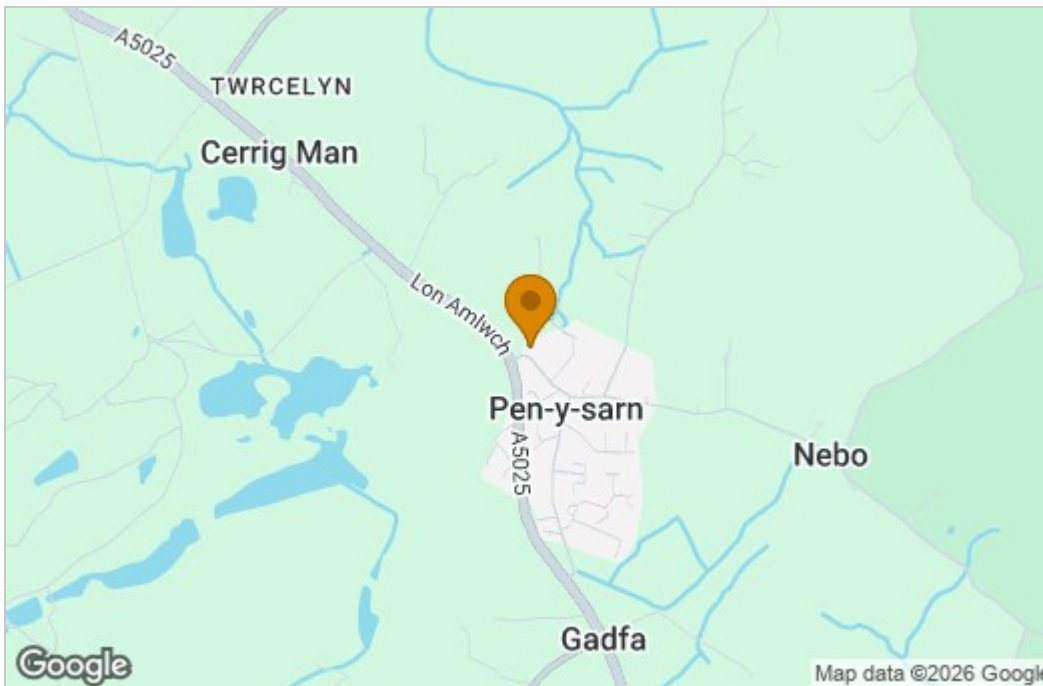
**Energy Efficiency**

Band D

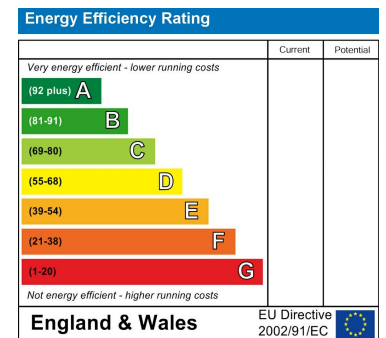
# Floor Plan



# Area Map



# Energy Efficiency Graph



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