Llanfaes, Beaumaris, LL58 8LR

£850,000

SOLD SUBJECT TO CONTRACT BY JOAN HOPKIN ESTATE AGENTS

A substantial period property positioned within it's own spacious and private gardens, and situated about 1.5 miles from the historic seaside town of Beaumaris. Available after 50 years within the same ownership and the Vendors wish to retire; the house is considered perfect for a family requiring space, having 4 reception rooms, 4/5 bedrooms, well tended grounds and ample private parking.

It has a farmhouse kitchen with Aga and sitting area, two adjoining living rooms extending to a Conservatory, while to the rear is a cloakroom and utility area leading to an Artist Studio. The first floor has four good sized bedrooms, two which are en suite, as well as a family bathroom. In addition there is a large floored attic with fixed stair access.

The grounds are a particular feature of Rhos Cottage and a credit to the present owners with a formal front lawn, as well as a vegetable garden and fruit garden. A former garage is now used as a Workshop, and there is ample private parking with "in/out" access drive and to include a space for a Caravan/Camper/ boat.

Well worthy of inspection both inside and out.

Entrance Hall

Having a half glazed hardwood front door, attractive curved staircase to the first floor, original stained timber floorboards, radiator.

Lounge 17'9" x 12'10" (5.43 x 3.93)

A naturally light room with a large front secondary glazed window. Marble stone surround fireplace with a slate hearth and housing a Woodburning Stove. Two radiators, tv point.
Two wide arched openings either side of the fireplace gives access to:-

Living Room 15'0" x 13'1" (4.59 x 4.00)

Again with a large front aspect secondary glazed window, radiator. Double opening doors to:-

Conservatory 22'11" x 7'9" (7.00 x 2.38)

Having a double glazed surround to 3 sides on a brick wall and enjoying a sunny southerly aspect and with double opening doors to the outside. Tiled floor, radiator.

Inner Hall

Giving access to the kitchen, Utility, Bedroom 5 and studio.

Kitchen/dining/sitting room 27'1" x 12'7" (8.27 x 3.85)

In a farmhouse style being all open plan with front and side windows and double glazed rear outside door. The kitchen area to the rear has a good range of base and wall units in a light "buttermilk" finish with contrasting dark composite granite worktops and a separate matching island with recess for a fridge. A feature of the kitchen is a 5 oven electric Aga stove with two traditional hotplates and a further 4 ring ceramic hob., all with a tiled surround and

lighting over. Belfast sink, recess for a fridge and dishwasher, slate effect floor tiling, radiator.
The front sitting room area has a feature red brick fireplace and hearth, exposed ceiling beams, plate shelf, radiator.

Utility Cloak Room 12'4" x 4'1" (3.76 x 1.25)
With a tiled floor, WC wash basin in a vanity cupboard with large wall mirror over. Through door to:

Rear Hallway 15'2" x 4'5" (4.63 x 1.37)
Also serving as an Utility area with plumbing for the washing machine, double glazed outside door, wall cupboards.

Studio 15'3" x 7'7" (4.66 x 2.32)
Used by the present owners as an Artist Studio with side and rear aspect windows as well as Velux sky lights giving good natural daylight. Wall shelving, tiled floor, radiator.

Bedroom 5/Study 18'7" x 9'1" (5.68 x 2.79)

Presently used as a Study with rear aspect window with radiator under.

First Floor Landing
Being split-level and with airing cupboard, radiator. Fixed staircase to the Attic Room

Bedroom 1 17'5" x 13'4" (5.33 x 4.07)

A spacious room with two front aspect windows having window seats and fitted shutters, and overlooking the front garden. Radiator.

Bedroom 2 14'5" x 8'11" (4.41 x 2.74)

Having a double glazed rear aspect window enjoying a peaceful and far reaching outlook over open countryside. Radiator.

En Suite 8'10" x 4'0" (2.70 x 1.22)
With wide shower enclosure with glazed door and twin head shower control. Wash basin with mirror over, WC, towel radiator, fully pvc panelled walls.

Bathroom 11'3" x 5'2" (3.45 x 1.59)

Having been upgraded with a white suite comprising of a freestanding "oval" bath with mixer shower attachment. Wash basin with granite style surround in a vanity unit with storage cupboards under and large mirror with lighting over. WC, towel radiator, fully tiled walls and ceramic tiled floor.

Additional WC 5'10" x 2'9" (1.80 x 0.86)

With tiled walls and floor and WC.

Bedroom 3 14'0" x 9'3" (4.29 x 2.84)

Having a wide double glazed front window overlooking the garden, radiator.

Bedroom 4 18'7" x 10'3" (both maximum) (5.67 x 3.13 (both maximum))

Being L shaped and suitable for two single beds. Rear aspect window enjoying far reaching rural views. 2 radiators.

En Suite 7'10" x 3'2" (2.41 x 0.99)

Having a full width shower with glazed door and electric shower control. Wash basin, WC, electric towel radiator. Fully tiled walls with fitted wall mirror.

Attic Room 21'7" x 10'11" (6.60 x 3.35)

Being floored and boarded and with velux roof light and power and light provided. Restricted headroom.

Outside

A most significant feature of Rhos Cottage are the spacious and well tended gardens which the property a good amount of privacy and are credit to the present overs who have cared for them for the last 50 years.
An "in-out" vehicular access circles the property and gives ample off road parking and access to a former Garage. In addition is a concealed and spacious paved parking area suitable for a Motorhome/caravan/boat.
The main garden is found to the front with a feature circular lawn with central feature and bounded by an array of established shrubs, bushes, and trees. Adjoining this area is a cedar Summer House 3.09 x 2.35 with double opening doors and glazed surround and with power and light provided.
Archways lead to concealed areas and one leads through to a 6 panel Greenhouse with planting beds and concrete path. Adjoining this area is a soft fruit garden as well as Apple and Plum trees, together with raised vegetable beds and two spacious timber garden sheds.
To the rear is a gravelled drive which leads to a tarmac parking area and an entrance to Camp Road giving the in-out access.

Former Garage 18'7" x 16'0" (5.68 x 4.90)

Now adapted as a Workshop with concreted floor, power and light.

History

Rhos Cottage is named on the first one inch Ordnance Survey map of Anglesey, and the only house named in Llanfaes at that time.

Services

Mains water, drainage, gas and electricity.
Oil fired central heating..
Partial double glazing.

Council Tax

Band F

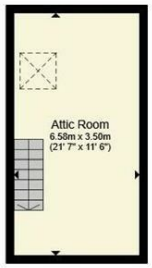
Energy Efficiency

Band F

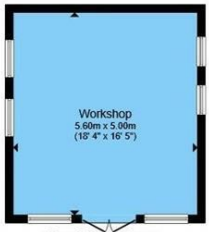
Floor Plan

Ground Floor

First Floor



Second Floor

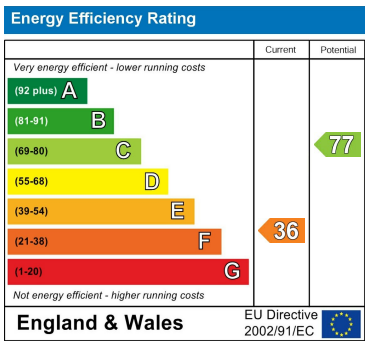


Outbuilding

Total floor area 294.7 m² (3,172 sq.ft.) approx

Area Map

Energy Efficiency Graph



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