



# Gaer Farm

Llandyfrydog, Llannerch-Y-Medd, LL71 8AP

£675,000



A very substantial detached Victorian farmhouse enjoying an idyllic rural and private location within extensive gardens and 4.5 acres of a stream lined woodland, with the option of purchasing very extensive traditional and modern farm buildings and further land amounting in all to about 10 acres. The farmhouse has been nicely upgraded having a farmhouse style kitchen with Rayburn stove and large utility room; two reception rooms; four double bedrooms and two bathrooms. It is double glazed and has oil central heating, garage and ample parking.

The sale of Gaer farmstead is a perfect opportunity for a buyer seeking a substantial farmhouse with the option to buy extensive traditional and modern style buildings for a home business/leisure potential or possibly an Equestrian Centre. Whilst approximately 10 acres are offered, further land can be available by negotiation.

Located in a rural and private position towards the north east of the Anglesey, the property is about 6 miles to the coast, and 15 miles to Menai Bridge and the A55 connection to the North West.



Open Porch

Entrance Hall

With staircase to the first floor, radiator.

Living Room 13'10" x 13'8" (4.22 x 4.18)

Having a feature inglenook fireplace with wood burning stove on a slate hearth and exposed timber lintol over. Coved ceiling with pendant light and wall lights to match, radiator, tv and telephone connection.

Inner Hall

With a tiled floor and understairs cupboard.

Lounge 23'1" x 11'10" (7.06 x 3.63)

A large room with both front and rear aspect windows. Local stone stone fire place with extended shelving. Coved ceiling and wall lights. Radiator, door to:

Office 10'11" x 6'9" (3.34 x 2.06)

With wall shelving.

Shower Room 9'4" x 6'9" (2.85 x 2.06)

Having a modern suite in white comprising of a large shower enclosure with glazed surround and electric shower control. Wash basin with mirror/light over, WC, radiator, tiled floor and part tiled walls.

Kitchen/Breakfast Room 18'0" x 13'6" (5.50 x 4.13)

In a farmhouse style with an extensive range of base and wall units in a beech style finish with worktop surfaces and tiled surround. Feature oil fired Rayburn with extractor over, recess for a dishwasher, stainless steel sink unit, tiled floor. Space for a large dining table with nearby radiator. Double opening and double glazed doors to a patio area.

Large Utility Room 15'1" x 13'1" (4.60 x 4.01)

With extensive kitchen units with a stainless steel sink unit, worktop surfaces and space for a washing machine. Tiled floor, outside double glazed door to the farm yard..

First Floor Landing

With radiator.

Bedroom 1 13'5" x 11'10" (4.09 x 3.61)

Having a front aspect window with radiator under.

Bathroom 9'8" x 8'2" (2.96 x 2.51)

With a modern suite in white comprising of a panelled bath with mixer shower attachment and glazed shower screen. WC, wash basin, towel radiator, tiled walls, spacious airing cupboard.

Bedroom 2 15'9" x 12'3" (4.82 x 3.75)

Having two front aspect windows overlooking the front garden and woodland. Radiator.

Bedroom 3 14'10" x 13'1" (4.53 x 4.01)

Having dual aspect windows, large fitted wardrobe with central mirror, radiator

Bedroom 4 10'1" x 10'1" (3.09 x 3.08)

With radiator.

Gardens

A tree lined good quality access road leads to the farmhouse with access to a Garage and a concreted off road parking area for several cars.

The farmhouse has delightful and private gardens to three sides giving a most peaceful outlook towards the woodland.

To the front is a lawned garden area and large paved patio, with steps leading down to the woodland.

Off the kitchen there is a further side patio which enjoys a sunny southerly aspect opening onto the lawn and again with access to the woodland.

Further garden area to the rear being again lawn with raised beds and fruit trees.

The woodland extends to 4.5 acres or thereabouts, to include a small stream with excellent potential to be developed into a small nature reserve, having a wealth of mature tress and shrubbery.

Also included is a garage and a concreted area on the farmyard which will give ample parking.

Farmbuildings

The sale of Gaer Farmhouse offers the flexible option to additionally purchase substantial farm buildings, either as a whole or part.

Option One is the purchase of the farmhouse and woodland as described above together with a large stone built range of traditional loose boxes located on the opposite side of the farmyard, which offer excellent scope for conversion into holiday letting units subject to the usual planning requirements. In addition is a large modern Machinery Shed opposite.

Option Two is the purchase of the whole of the farmstead which includes in addition to the above, a very large 80 cubicle Wintering Shed with lean-to section and which has scope for adaptation into an Equine School. In addition are loose boxes and store sheds/workshop. This option can also include a loose silage pit and slurry tank (can be removed if required), and also includes a 3 acre paddock, giving a total of approximately 10 acres.

Services

Mains water and electricity. Private drainage to the farmhouse.

Oil central heating and to Rayburn

Options Available

The asking price refers to the farm house, gardens and 4.5 acres of woodland. This is edged light green on the plan provided.

Option two is for the house, gardens and woodland together with the traditional stone range of buildings and open front Machinery Shed. This option gives the opportunity to develop the stone range (subject to planning consent). This area is shown in dark green on the plan.

Option Three is for the whole of the farmstead extending to in all to about 10 acres in total and all buildings outlined on the plan.

The Vendor has indicated that the above options can be changed, and further land made available by negotiation.

Access Road

With the purchase of the house and woodland, as well as Option 1, the vendor will retain ownership of the access lane, but in addition has already provided a new access track through retained land which will limit access through the farm yard/farm house.. A full and unrestricted right of way will be given over the lane.

With Option 2, ownership of the lane will be given to the purchaser with a right of way for the vendor to where the new access has been provided.

Tenure

The property is being sold on a freehold basis, and this will be confirmed by the Vendor's conveyancer

Council Tax

Band E

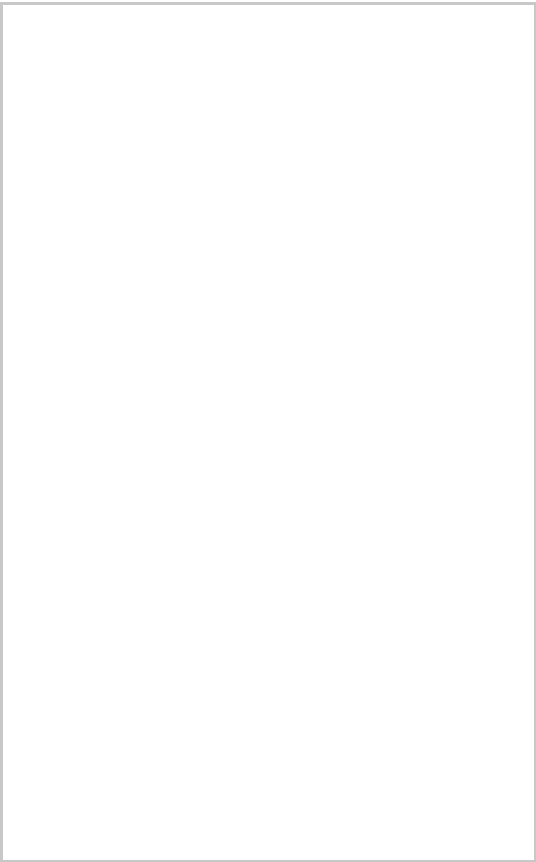
Energy Performance

Farmhouse: Band D

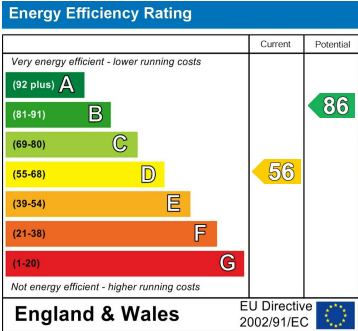
Area Map



Floor Plans



Energy Efficiency Graph



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