



Windhover 3 Cartref Cottage

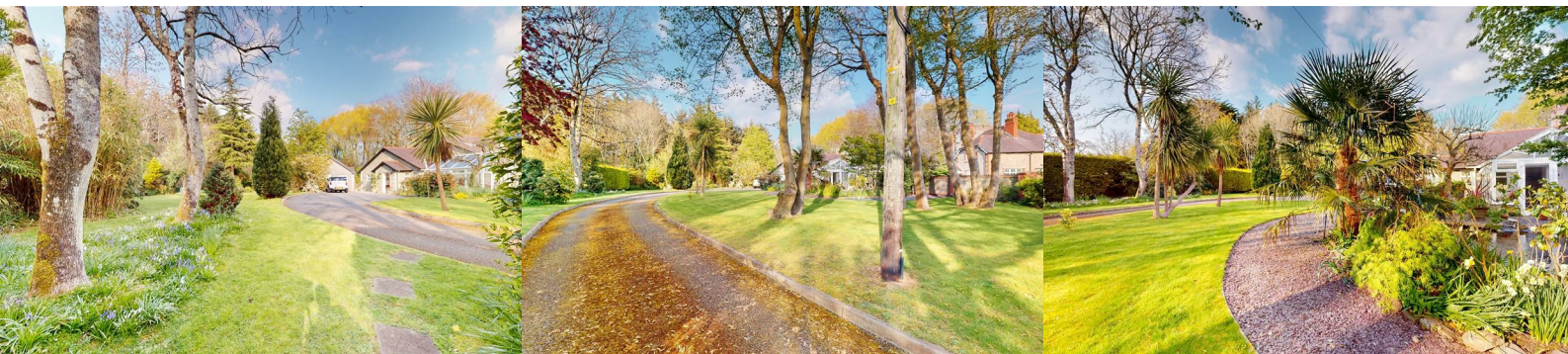
Llanfaes, Beaumaris, LL58 8RB

£625,000



A delightful detached country cottage with Annex, situated within spacious and private grounds close to the seashore at Fryars Bay and just under a mile to the historic seaside town of Beaumaris. Upgraded and modernised to a very good standard, the main house provides for a hallway, two reception rooms plus a conservatory, cloakroom, large kitchen/breakfast room and en-suite bedroom to the ground floor while there are three further first floor bedrooms and bathroom. A separate and self contained annex gives a kitchen, living room, shower room and bedroom, with an attached garage capable of conversion if required. The spacious gardens are a gardener's delight enjoying much privacy bounded by woodland and with a pond, patios and garden shed.

Most recent improvements include a quality fitted kitchen and Sharps bedroom fitted bedroom furniture. Oil central heating and double glazed. Most worthy of inspection.



Entrance Porch

With a hardwood front door, quarry tiled floor.

Hallway

Giving access to all principal rooms, and with a feature cherry wood high quality laminate floor covering. The hallway is spacious enough to allow for display and book cabinets, and has two radiators. Dog leg staircase to the first floor with store cupboard under.

Cloakroom

With wc, wash hand basin, radiator.

Lounge 14'10" x 13'8" (4.51 x 4.17)

With double opening Georgian style doors off the hallway, feature rustic brick inglenook fireplace with Chesney wood burning stove on a slate tiled hearth and exposed timber lintel over. Double glazed patio door to the rear enjoying a most private and south easterly outlook over the woodland garden. Adjoining the patio door externally is a patterned paved patio which also gives access to the detached annex.

Sun Room 13'10" x 11'2" (4.21 x 3.40)

Having a double glazed surround to three sides, and with a door to the front garden. This room enjoys a rural front aspect view over the small fishpond, and has a slate flagged floor.

Dining Room 13'6" x 10'6" (4.12 x 3.20)

Having a continuation of the cherry wood laminate floor, and with double opening Georgian glazed doors off the hall. This room enjoys a front aspect to include a french style double opening timber door to the front patio, radiator.

Kitchen/Breakfast Room 19'11" x 10'4" (6.06 x 3.16)

Having been recently upgraded with an extensive range of base and wall units in a matt white finish with matching granite worktops which incorporate a Franke 1.5 bowl stainless steel sink unit under a rear garden aspect window. Integrated fridge/freezer and Bosch dishwasher, as well as a recess for a washing machine as well as an oven range which has a tiled splash back and concealed extractor over. Large matching granite breakfast bar with radiator under, spot lights and light timber laminated floor covering. Double glazed door to the rear garden.

Master Bedroom 1 12'8" x 9'6" (3.85 x 2.89)

With front aspect window, radiator, Sharp fitted wardrobes and bedroom furniture.

Ensuite Shower Room 8'0" x 5'2" (2.45 x 1.58)

With a "double" shower cubicle with Triton shower control, wc, wash hand basin, chrome towel radiator, shaver point. Fully pvc panelled walls and contrasting floor covering.

First Floor Landing

With radiator, hatch to roof void.

Bedroom 2 12'10" x 11'6" (3.90 x 3.50)

A good double bedroom with spacious airing cupboard with shelving, radiator. Extensive Sharps fitted bedroom furniture. 'Jack 'n Jill' door to the family bathroom.

Bedroom 3 13'1" x 10'7" (3.98 x 3.23)

Again a double bedroom with Sharps fitted wardrobes to one wall, radiator.

Bedroom 4 10'8" x 7'3" (3.24 x 2.20)

A single bedroom or Study with radiator.

Bathroom 10'2" x 9'6" (3.09 x 2.90)

With a modern four piece suite to include a spacious corner shower cubicle with glazed doors and Aqualisa power shower, corner bath, wc, wash hand basin in a light timber vanity unit with large mirror over. Chrome towel radiator, stone effect fully tiled floor and walls.

The Annexe

A detached one bedroom annexe, being a conversion of a former double garage, and ideally suited for a relative or member of family. Letting not permitted. The cottage is separately rated and has double glazed windows, and oil central heating. It is partitioned to the garage and therefore can be easily extended if required.

Hallway.

With side entrance door, radiator, cloak cupboard, telephone point.

Living Room 13'4" x 12'5" (4.06 x 3.78)

With rear aspect window, and double opening french style doors to the side patio. Two radiators, double opening glazed doors to:

Kitchen 11'9" x 6'2" (3.58 x 1.87)

With a modern range of base and wall units in an 'off white' laminate finish with contrasting worktop surfaces and tiled surround. Stainless steel sink unit under a side aspect window, integrated hob with extractor over, space for a fridge/freezer, radiator, timber door to the rear garden.

Bedroom 9'8" x 7'5" (2.95 x 2.25)

With radiator.

Bathroom 6'11" x 5'3" (2.10 x 1.60)

With a modern three piece suite comprising of a panelled bath with mixer shower attachment, wc, wash hand basin with mirror and light over, towel radiator, tiled floor.

Garage 21'0" x 9'4" red 7'2" (6.39 x 2.84 red 2.19)

Adjoining the annex is a spacious Garage. This garage could easily be adapted if there was a need to enlarge the annex such as provide an additional bedroom. It currently houses a Worcester combi boiler to serve the property. Power and light provided.

Outside

The grounds are spacious, estimated at about half an acre and a nature lovers dream being largely surrounded by woodland. To the front, the tarmacadam drive opens up to give an open parking area for several vehicles. There are cottage style gardens to the front being part lawn, but with a wealth of flowers, shrubs and trees. To the immediate front of the Sun Room and Dining Room is a paved patio and fish pond. The gardens extend around to the rear, where there additional lawns, patio and greenhouse.

Whilst enjoying good privacy, the access drive is partly shared with two other properties.

Services

Mains water and electricity. Mains drainage. Oil fired central heating to both properties.

Council Tax Band

Windhover Band F

The Annex Band A (Nil payment if vacant)

Energy Performance Rating

Epc Band E

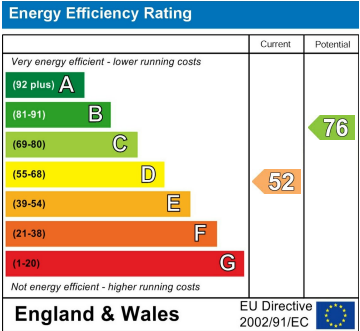
Area Map



Floor Plans



Energy Efficiency Graph



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