



1 Pen Y Parc, Beaumaris, LL58 8YW

£975,000

An outstanding and substantial character property, enjoying a glorious setting in an elevated position just beyond Baron Hill Golf Club, to enjoy truly panoramic views over open countryside and the Menai Strait towards the Snowdonia mountain ranges and the Great Orme. Having been significantly upgraded over the last 3 years, it forms the largest part of a mews style development of 3 properties having been built in 1912 by the Williams-Bulkeley family.

The spacious accommodation provides a grand hall with inglenook fireplace and feature staircase leading to a large galleried landing, 29 foot lounge, opening onto a 30 foot "wrap around" sunroom overlooking the landscaped gardens, and 21 foot kitchen/dining room. Utility room. Four first floor double bedrooms, one en suite with balcony and family bathroom. It is set within approximately 14 acres of landscaped parkland with a small lake and spacious garage.

Most worthy of inspection by a discerning purchaser and sold with no onward chain.

Entrance Porch 9'10" x 7'9" (3.00 x 2.37)



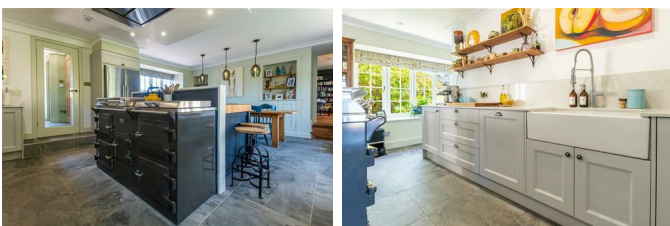
Having the original hardwood double opening arched top entrance door. Stone flagged floor, coat hanging space. Double opening doors to:

Hall/Sitting Room 25'3" x 16'7" (7.70 x 5.05)



An impressive reception area and large enough to be used as a Sitting Room with decorated fireplace surround and stone hearth and housing a wood burning stove. Feature dog leg staircase leads to a large galleried landing area above and a feature herringbone timber floor covering. Two radiators.

Kitchen/Breakfast Room 20'11" x 16'1" (6.38 x 4.91)



Having been redesigned by the present owners to include a quality range of recently fitted in a light grey finish with quartz worktop surfaces with integral Belfast sink, "Everhot" electric cooker range, and to include a Fisher & Paykel fridge/freezer. This is complemented by a bespoke "Butcher's Block" island in a dark grey finish with deep maple wood top. Tiled floor. Ample space for a large dining table with the present table able to seat 12 persons.

Side Porch/Cloakroom 8'3" x 4'4" (2.52 x 1.32)



Having a underfloor heated slate tiled floor, ample coat hanging area and giving outside access to the main parking area. Cloakroom off with WC

Utility Room 12'8" x 5'2" (3.88 x 1.58)



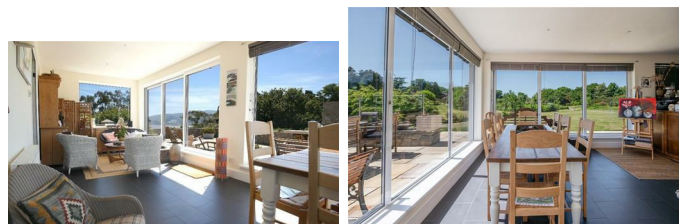
In a Pantry style with worktop surfaces and space under for a washing machine. Tiled floor. Oil central heating boiler.

Lounge 29'0" x 16'6" (8.83 x 5.03)



An impressive living area with 5 windows/doors giving views all around. Attractive open fireplace with decorated stone inlay and slate hearth housing a Dunsley woodburning stove. Three radiators, tv and telephone and fast fibre connections, ceiling downlighters. Through access to:

Sun room 29'6" x 9'11" plus 19'4" x 9'9" (8.98 x 3.03 plus 5.89 x 2.97)



In a "wrap around" L shape, and enjoying outstanding views of the Menai Strait and

Snowdonia mountains. Presently used as a Sitting Room with doors out to the redesigned patio. There is also an area used as an Artist's Studio which is most suitable as a Home Office/Gym area.

First Floor

Galleried Landing



Being very spacious looking down at the reception hall and with radiator, store cupboard, downlighters. Inner Hall leading to the 4 bedrooms with 2 radiators.

Principal Bedroom 16'5" x 14'8" (5.00 x 4.48)



An impressive bedroom having double opening doors onto a large balcony (with separate access if required) giving panoramic views over the sea to the Great Orme and Snowdonia mountain ranges. Attractive former fireplace with decorated stone inlay and hearth and timber surround. Radiator, tv and telephone connections.

En Suite 9'6" x 4'11" (2.90 x 1.51)



Upgraded to include a wide (1.5 meter) shower enclosure with glazed doors and thermostatic shower control. Wash basin with light over, WC, chrome towel radiator.

Bedroom 2 12'8" x 7'4" (3.85 x 2.23)



Having a wide side aspect window giving fine sea and mountain views and with radiator under. Telephone point.

Bedroom 3 13'2" x 12'11" (4.01 x 3.93)



Again with a wide side aspect window to give fine views and with radiator under.

Bedroom 4 13'2" x 12'11" (4.02 x 3.93)



With feature decorated stone former fireplace surround and hearth. Wide side aspect window with radiator under.

Bathroom 9'9" x 9'5" (2.98 x 2.86)



Having a modern style suite in white, comprising of a free standing bath, corner shower cubicle with glazed doors and thermostatic shower control, wash basin with light over, WC. chrome towel radiator, electric shaver point and tiled flooring with underfloor heating.

Outside



Situated within approximately 14 acres of park land in total, Pen y Parc has extensive landscaped and natural grounds which are maintained by the management company of four properties of which No 1 forms the largest part of the mews and are used communally between the residents. The grounds ensure the privacy of the property and includes a small lake nearby.

The private access road which serves the four properties veers to an area that leads to the Garage. However, the present Vendors have created their own access track that leads to the main house with a spacious graveled parking area.

Outside also includes a shared store with garden equipment and ride on mower.

Double Garage



With direct access off the drive, and with a slate roof, power and water supply.

Next to the garage is a bin store, log store and oil

tank which services the oil fired central heating system.

Services

Modern private drainage system shared between the residents, and recently extensively upgraded throughout.

Mains water and electricity.

Oil fired central heating system, supplemented by the electric range, electric underfloor heating and two wood burning stoves.

Fibre internet to the property.

Electric Vehicle charging point.

Tenure

Understood to be Freehold and to be confirmed by the Vendors Solicitor.

The communal grounds are managed by Pen y Parc Management Company, and are maintained by the company, with each property paying £200 per month.

Energy Efficiency

Band E.

Council Tax

Band G

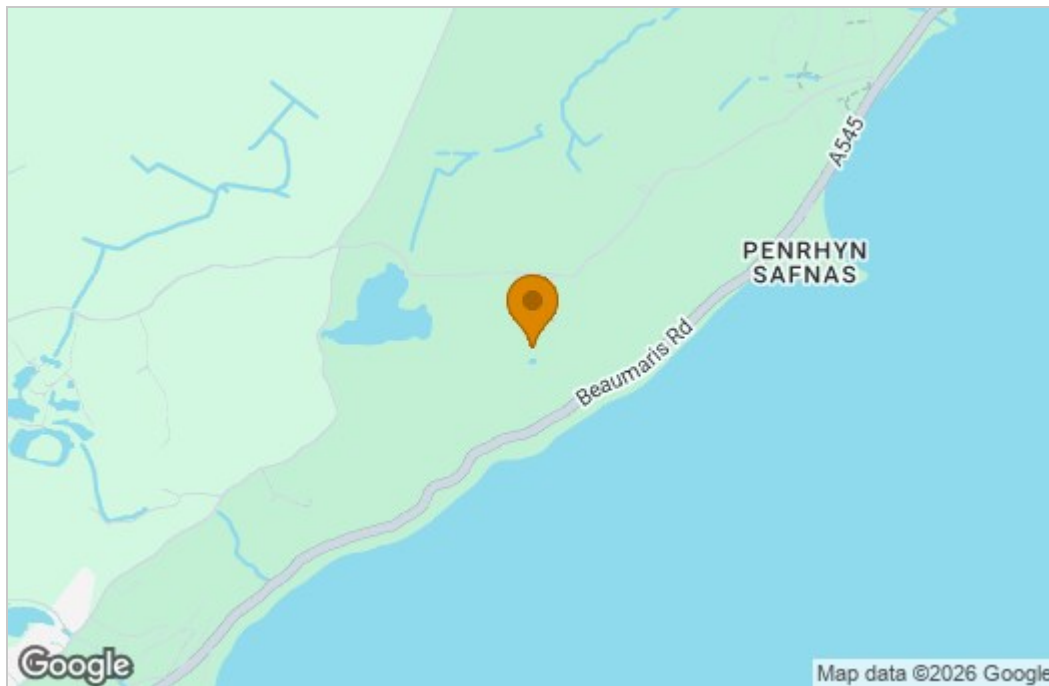
Agents Note

No form of letting permitted (not just holiday letting).

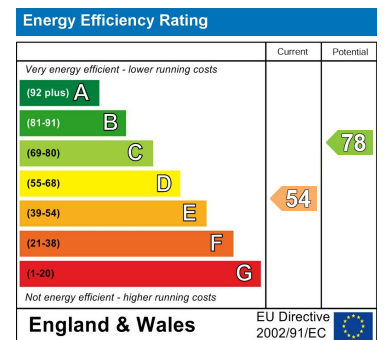
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.