



## 7 Wern Farm Estate, Beaumaris, LL58 8AQ

**£1,150,000**

Situated within an 'Area of Outstanding Natural Beauty', 7 Wern Farm forms part of an exclusive development within half a mile of Red Wharf Bay & Llandonna beach. It is an impressive family house which has been developed to an extremely high standard and enjoys uninterrupted views over Red Wharf Bay and stands in just under 3 acres of grounds.

The property has been cleverly designed and extended to take advantage of its private position and views, with the principal reception rooms situated at the rear of the house. The front door opens to an atrium with an open aspect to the galleried landing on the first floor and skylight windows encouraging plenty of natural light. A cloakroom off is fitted with a WC & washbasin. Spacious lounge, which has a large bay window, stove and double doors to the extension sun room boasting vaulted ceiling height of nearly 6 meters. The spacious modern kitchen/ breakfast room/sitting room has an excellent range of Kuchenhaus units with corian countertops, quality integrated appliances and feature horse shoe breakfast bar island incorporating an inset sink and gas hob with feature extractor over. This room also has the benefit of a stove and by-folding doors allowing easy access to the rear patio area. Double doors open to the dining room with spectacular views and further by-folding doors to the paved terrace. Also located off the kitchen is a good size utility room with further Kuchenhaus units, a sink and plumbing for a washing machine. The current owner has created an additional bedroom utilising the former integrated double garage and converting into a large bedroom with spacious modern wet room/WC. There is a further ground floor bedroom at the front of the house overlooking the garden, currently utilised as a study.

On the first floor, the principal bedroom has fitted wardrobes, an impressive balcony and modern en-suite bathroom/shower room/WC. There are two further double bedrooms, both with modern en-suite facilities.

**Entrance Hall 10'0" x 5'1" (3.06 x 1.55)**

**Hallway 12'0" x 9'8" (3.67 x 2.97)**

**Ground Floor Bedroom 17'1" x 12'4" (5.21 x 3.78)**

**En-Suite Wet Room/WC 11'10" x 6'7" (3.61 x 2.03)**

**Walk In Cupboard 6'7" x 5'1" (2.01 x 1.56)**

**Cloakroom/WC 5'9" x 4'11" (1.76 x 1.52)**

**Study/Bedroom 5 13'6" x 8'7" (4.14 x 2.63)**

**Lounge 20'9" x 13'6" + bay window (6.34 x 4.13 + bay window)**

**Sun Room 21'8" x 16'2" + bay window (ceiling height 18'11") (6.62 x 4.93 + bay window (ceiling height 5.78))**

**Dining Room 13'11" x 11'0" (4.26 x 3.37)**

**Kitchen/Breakfast Room 27'5" x 17'11" + recess (8.38 x 5.47 + recess)**

**Utility Room 8'8" x 7'9" (2.65 x 2.38)**

**First Floor Galleried Landing 13'11" x 7'8" + recess (4.25 x 2.34 + recess)**

**Principal Bedroom 19'1" x 17'10" max + recess (5.82 x 5.44 max + recess)**

**Balcony 17'11" x 6'1" (5.47 x 1.87)**

**En-Suite 11'11" x 5'9" (3.64 x 1.77)**

**Bedroom 2 18'7" x 15'10" max (5.68 x 4.85 max)**

**En-Suite 9'3" x 4'9" (2.83 x 1.47)**

**Bedroom 3 19'9" x 11'11" (6.02 x 3.64)**

**En-Suite 9'9" x 5'4" (2.98 x 1.64)**

## **Outside**

At the front of the house is a crushed slate driveway that provides ample parking and turning space, which in turn leads to the detached double garage with remote up and over door.

The pretty gardens sweep around the house, and are mainly laid to lawn with well stocked borders of shrubs and plants. A paved terrace provides a very pleasant sitting area and land extending to around 2.65 acres. Crushed slate pathway leads up to hillside land at the top of which is a summer house to take in the views. External power points, caravan charging point and three water taps.

**Detached Double Garage 21'4" x 19'9" (6.51 x 6.02)**

With remote up and over door. Side entrance door, power and light.

## **Services**

Mains water and electricity. Private drainage. Oil fired central heating.

## **Energy Performance Rating**

Band C.

## **Tenure**

Freehold.

## **Council Tax**

Band H.

Local authority Isle of Anglesey County Council, Council Offices, Llangefni, LL77 7TW.

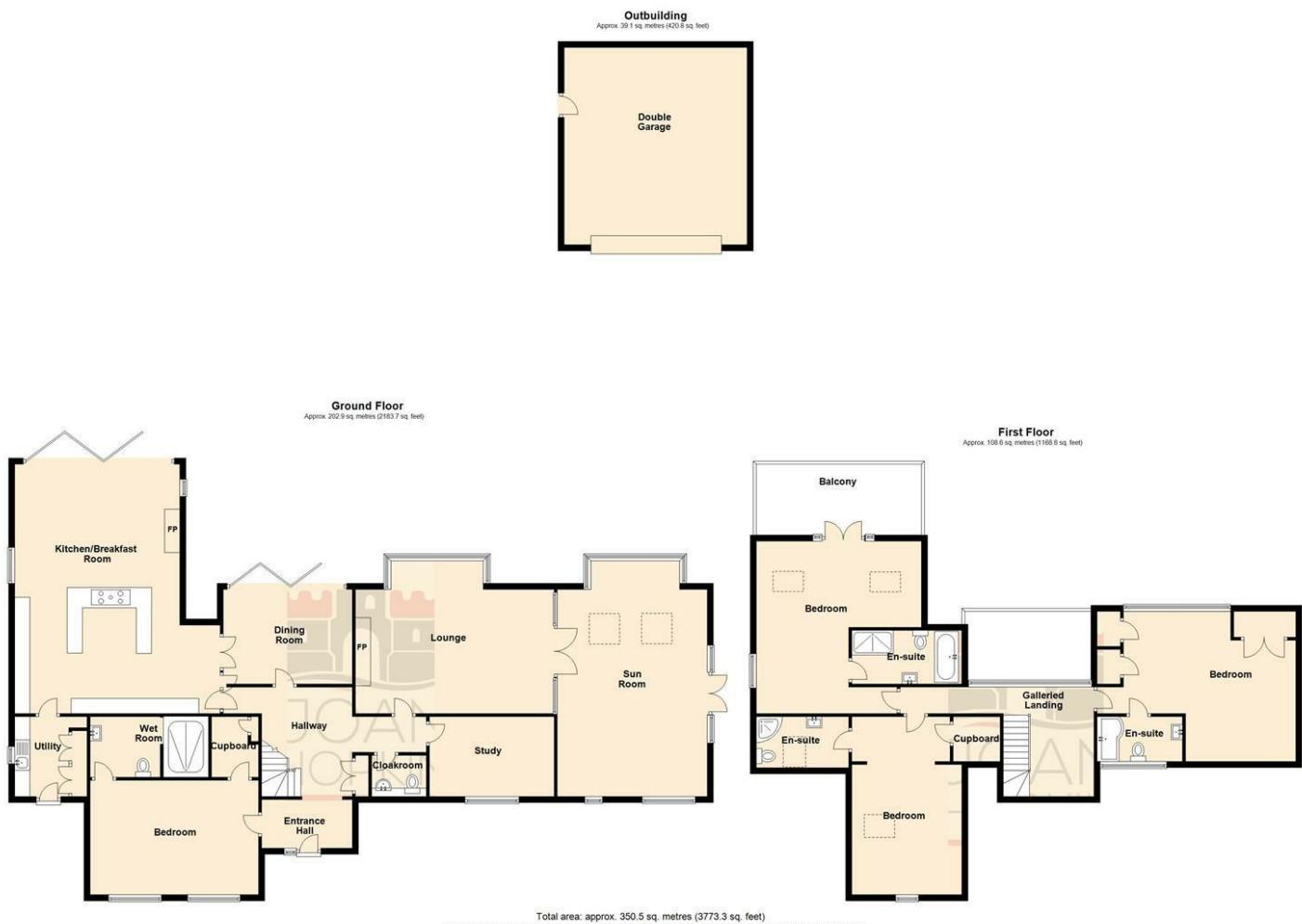
## **Directions**

Sat Nav LL58 8AQ

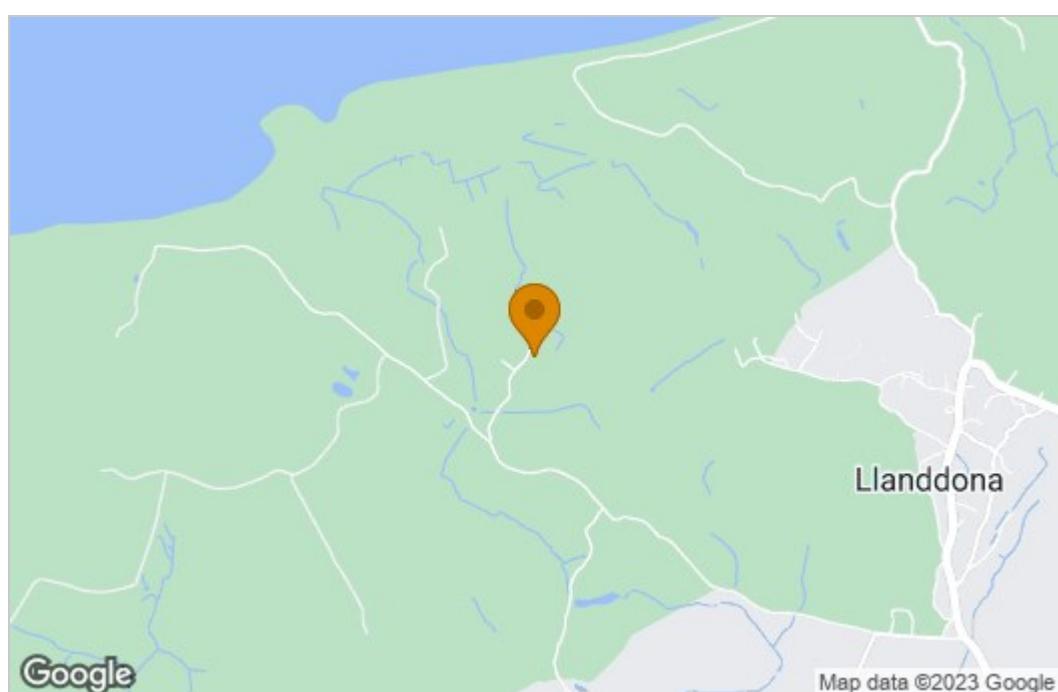
Leave the A55 at Junction 8, then turn right onto the A5025 (signposted Benllech). At the roundabout, take the second exit onto the A5025, continue for approximately 4.2 miles and turn right onto the B5109. Follow the road for about 2 miles and turn left (signposted Wern y Wylan). Continue until you reach a crossroads, then turn left down the hill and the entrance to Wern Farm Estate will be seen on the right hand side after a few hundred yards.

Viewing strictly by appointment through Joan Hopkin Estate Agents.

## Floor Plan



## Area Map



## Energy Efficiency Graph

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