JOAN HOPKIN
ESTATE AGENTS









Ty Mawr , Llanddona, LL58 8YB

Offers Around £795,000

An outstanding grade 2 listed country farmhouse situated within 1.95 acres of landscaped grounds and enjoying truly panoramic coastal views, northwards from Point Lynas headland, towards Puffin Island, The Great Orme and southwards towards the Snowdonia mountain ranges. Having been extended and modernised to a standard befitting this quality dwelling, the viewing of Ty Mawr is considered essential to appreciate not only the enviable coastal location, but also the private well tended grounds together with spacious and flexible accommodation which provides for a 29 foot farmhouse kitchen, two reception rooms, five bedrooms and four bathrooms. Seldom does a property of this quality become available in such a private coastal location, and viewing is highly recommended for a discerning buyer looking for a Country farmhouse in a rural coastal location.

THE ACCOMMODATION AFFORDS:-

Entrance Hall

With UPVC double glazed entrance door and large side panel leading to the entrance hall with slate and stone flagged floor with underfloor heating, and being split level with stairs down to the kitchen and also up to the main bedroom.
This area is large enough to be presently used as a small study area.

Shower Room/Cloak Room off 13'1" x 5'9" (4.00 x 1.77)



Recently refitted with a wide walk in shower enclosure with twin head shower control. Wash basin, WC, chrome towel radiator, and underfloor heating. Spacious enough to be also used as an utility area with cupboards and space for the washing machine and dryer.

Farmhouse Kitchen 29'2" x 16'0" (8.90 x 4.90)



A delightful kitchen, dining and living area, being a naturally light room with windows to both sides to give outstanding sea and rural views.
The kitchen area includes a quality range of painted timber base and wall units with quartz worktop surfaces and to include a matching island which serves also serves as a breakfast bar and incorporates a Neff ceramic hob with spotlights over. Ample kitchen storage space with features such as a pull out larder unit. Feature pale blue electric Aga stove with mosaic tiling behind and recess for a dishwasher. Belfast sink under a side aspect window overlooking open farmland. The dining area is situated adjacent to glazed double opening doors and which leads onto the adjoining patio area and gives fine sea and coastal views. Radiator, natural stone tiled floor with underfloor heating.

Living Room 23'9" x 14'3" max (7.24 x 4.36 max)



Having a near full length glazed window with integral door overlooking the garden and giving panoramic sea views over Puffin Island towards the Great Orme. Natural local stone surround fireplace surround and hearth and housing a woodburning stove and with wall TV mountings over. Part vaulted ceiling with high level electrically operated velux windows and further windows making this a naturally light room. Ceiling downlights, two radiators.

Ground Floor Bedroom 2 23'9" x 12'5" (7.25 x 3.81)



A large bedroom area, also suitable as an additional living area if required, having a 3 panel nearly full length glazed opening with a central door giving outstanding sea views and access to a large extended stone patio area. Two vertical radiators, cupboards housing a Worcester boiler and associated hot water tanks. Door to:-

En Suite Wet Room

Having a twin head thermostatic shower control, wash basin in a vanity cupboard with a large mirror/light over, WC, chrome towel radiator. Fully tiled floor and pvc panelled walls,

Lounge 15'3" x 14'11" (4.65 x 4.55)



Being in the older section of the house and having a superb "walk in" inglenook fireplace with a natural stone hearth, being part raised to house a "clearview" woodburning stove, and having the original timber lintol over and shelving. Staircase to the first floor with cupboard under

Bathroom 8'6" x 5'7" (2.59 x 1.69)

With white suite comprising of pine panelled spa bath with thermostatic shower over, wash hand basin inset in pine vanity unit with light over, WC, tiled floor and half tiled walls, radiator.

Bedroom 5/Study 8'5" x 8'1" (2.58 x 2.48)

With front aspect window overlooking the gardens, radiator, wall shelving.

FIRST FLOOR

Accessed via stairs off the entrance hall

Main Bedroom 1 15'10" x 12'11" (4.83 x 3.95)



With three windows two of which offer panoramic views of the Anglesey coastline and sea as well as St Michael's Church. 2 radiators, towel radiator.
This bedroom is not only en-suite but has a large dressing room adjoining.

Ensuite Shower Room

With fully tiled shower cubicle with Aqualisa shower control,, wash hand basin inset in cupboards and large wall mirror over, WC, towel radiator, shaver point.

Dressing Room 14'4" x 8'7" (4.38 x 2.61)



Being a former bedroom with separate access, spacious fitted wardrobes with shelving. Radiator under side elevation window.

SECOND LANDING

Accessed via the staircase in the lounge

Bedroom 3 15'1" x 10'8" (4.61 x 3.25)



Incorporating the extended stepped stone of the inglenook fireplace in the lounge. Part exposed A frame, fitted mirror fronted wardrobes, wash hand basin inset in vanity unit, shaver point, two radiators.

Bedroom 4 15'0" x 9'3" (4.58 x 2.81)



With front and rear aspect windows, low ceiling with exposed roof beams. Wardrobe, shelving, radiator.

OUTSIDE

An adopted road leads to the property which extends to the rear of the house and offers a spacious gravelled parking for several cars and turning area. The drive continues along the side giving access to the main garden and front.

The Grounds



The grounds are a particular feature of this historic property and are estimated at just under two acres (1.95 acres) They have been significantly upgraded and altered by the present owners, with the more formal gardens to the side off the kitchen, with a large and recently extended stone patio with access off the kitchen, living room and bedroom 2. This patio opens onto a large level lawned garden which has a stainless steel boundary surround, and further extends to the front of the house where there is an additional garden, mostly lawn with a wealth of shrubbery to the boundaries., as well as access to the front paddock which has a soft fruit garden and also a Summer House. There is a more traditional style quarry tile patio to the front of the house.
Of particular note is a recently built Summer House (4.86m x 2.86m) off the main side garden, being at a slightly lower level, being sheltered and enjoying a good amount of privacy as well as far reaching coastal/sea views. With electricity and water provided and double opening doors, it opens onto a recently laid stone patio, and adjoins a small herb and soft fruit garden.
For the keen gardener, there is a spacious area dedicated to a vegetable garden to include a recent 9 panel poly tunnel with water supply. Close by are two large metal sheds to house garden equipment and tractor. There is also a large log store provided.
A footpath crosses over part of the garden.

Stable 18'1" x 13'1" (5.50 x 4.00)



Having been renovated in the past to include re-roofing and considered ideal as Studio/Office, having a timber floor, belfast sink with drainer, stairs to a gallery store with velux roof light. This building has in the past had planning consent for conversion into a dwelling, but now lapsed

Services

Mains water & electric.
Private drainage.
Oil fired central heating.

Tenure

The property is understood to be freehold and this will be confirmed by the Vendors' conveyancer.
The property is a Grade 2 building.
A footpath crosses part of the garden.

EPC Rating

Band D

Council Tax

Band F

Directions

From our office in Castle Street turn right and proceed up Church Street out of the town for approximately 0.5 mile. At the top of the hill turn right signposted Llanddona. Continuing through the village and proceed on this road towards Glanrafon/Llangoed, Pass the TV mast and after about half a mile turn left signposted St Michael's Church. Ty Mawr will be seen a short distance on the right hand side just after the Church.

Floor Plan

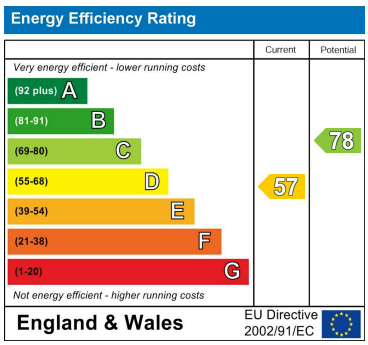


Total area: approx. 279.3 sq. metres (3006.7 sq. feet)

Area Map



Energy Efficiency Graph



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