



## Llanfaes Lodge , Beaumaris, LL58 8LL

**£625,000**

Llanfaes Lodge is a detached former gate lodge to the nearby Henllys Hall estate built in 1852 by John Lewis Hampton- Lewis and passed by descent to his son Colonel Thomas Lewis Hampton-Lewis, High Sheriff of Anglesey 1869. The current owner purchased the property in 1999 two years before the adjoining Hall and Golf Course, then Henllys Hall Hotel, was sold to the Holiday Property Bond. The property has been well maintained and upgraded in the last 25 years or so, and the house now provides spacious and well proportioned accommodation, suitable both as a permanent dwelling or additional home, with the living space arranged predominantly at ground floor level with a useful office/hobby room in the roof space with opening light. The property is constructed of stone beneath a slate roof with distinctive twin gables on the front elevation and exposed stone coins and windowsills, with the remainder of the building being rendered. The property is approached from the lane via a path which leads to the front door and into a conservatory overlooking the golf course. Beyond is a sitting room with wood burner effect electric fire set within a fireplace with timber mantel, and off which there is access to the inner hall which, in turn, serves the remainder of the accommodation. There are three double bedrooms one of which has an ensuite shower room, and a family bathroom. At the rear of the house is the kitchen/breakfast room which incorporates an extensive range of floor units with cupboards and drawers beneath work surfaces, an electric oven with grill beneath a LPG gas hob, plumbing for a washing machine and dishwasher. At the far end of the room is plenty of space for a table and chairs, and with door to the outside.

## Location

Llanfaes Lodge occupies a tranquil location in the hamlet of Llanfaes, accessed off a quiet country lane and with open rural aspect at the rear across Henllys Golf Course to the Snowdonia Mountain Range. Indeed, the position of the property is one of its most important and unusual characteristics, as very few properties enjoy such seclusion and accessibility as Llanfaes Lodge, nor have frontage to the golf course with the wonderful open aspect that offers.

A comprehensive range of services is available in Beaumaris which is circa 3 minutes drive away or a pleasant 15 minutes walk across the golf course and along the country lane. Beaumaris offers a selection of pubs, restaurants, shops and hotels with a convenient petrol station. There are many more of these along with a Waitrose supermarket in Menai Bridge. On the recreational front Anglesey is renowned for its scenic coastline with numerous sandy beaches and miles of walking inland and along the coastal path. For those interested in sailing and boating the waters around Anglesey provide impressive cruising with its interesting coastline, and there are several sailing clubs on the island notably the Royal Anglesey Yacht Club in the popular town of Beaumaris (2 miles) and marinas at Holyhead and Deganwy on the mainland. There are a number of golf courses and shoots nearby, motor racing at Ty Croes and riding stables at Tal-y-Foel.

## Communications

The area benefits from excellent road communications being approximately 8 miles from the A55 expressway facilitating access across the North Wales coast to Cheshire and linking with the national motorway network. For travel further afield there is a direct Inter-City rail service from Bangor to London Euston via Chester and Crewe, and Liverpool and Manchester are served with international airports.

## Conservatory Sun Room 9'11" x 7'2" (3.02 x 2.19)



## Lounge 16'10" x 12'2" (5.13 x 3.70)



## Inner Hall



## Kitchen/ Dining Room 20'2" x 8'11" (6.15 x 2.72)



## Bedroom 1 12'6" x 12'2" (3.81 x 3.72)



**Bedroom 2 11'11" x 10'11" (3.64 x 3.32)**



**Outside**



**En-suite shower room**



The property occupies a stunning rural location amongst superbly maintained gardens and grounds which extend to over 1 acre. The main garden is to the rear of the house and is predominantly laid to lawn with numerous floral and herbaceous borders. There is a detached garage with rendered elevations beneath a slate roof and a pair of up and over doors, in front of which is a wide parking area and drive back to the lane. Steps lead up to the gardens which are surrounded by mature hedgerows and some fencing, with pedestrian gate onto the golf course. At the far end of the site there is an area of woodland and many other mature trees which all help provide for the private and peaceful environment. In addition to the garage is a timber garden room and patio, with a further terrace beside the house which provides a lovely seating area.

**Bedroom 3 11'11" x 10'3" (3.63 x 3.13)**



**Services**

Mains water and electricity. Private drainage.  
LPG central heating.  
Broadband connection.

**Tenure**

Understood to be freehold and this will be confirmed by the vendor's conveyancer.

**Bathroom 6'11" x 6'8" (2.12 x 2.04)**



**Council Tax**

Band D.  
Ynys Mon County Council.  
Tel: 01248 750057

**Energy Certificate**

Band E.

**Viewing**

Only by appointment with Joan Hopkin Beaumaris office.

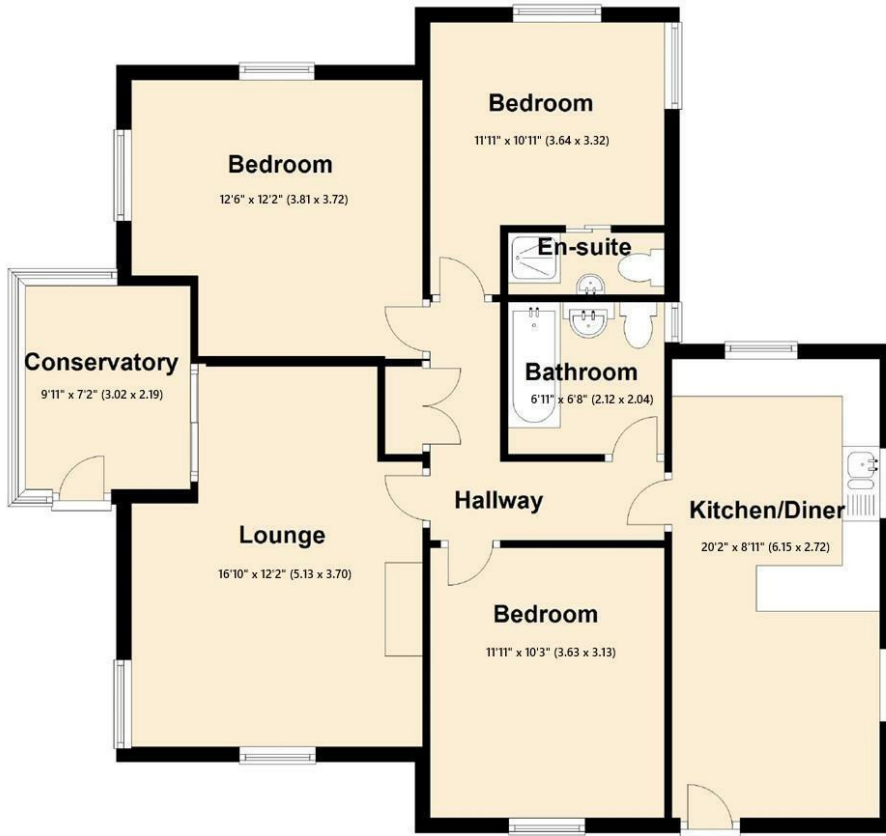
**Cellar 11'2" x 10'6" (3.40 x 3.20)**

Presently utilised as a Wine Cellar

# Floor Plan

## Ground Floor

Approx. 90.6 sq. metres (974.8 sq. feet)



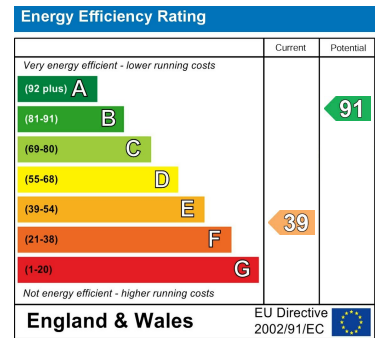
Total area: approx. 90.6 sq. metres (974.8 sq. feet)

This floor plan is for illustrative purposes only and may not be representative of the property. The measurements are approximate and are for illustrative purposes only. Plan produced using PlanUp.

# Area Map



# Energy Efficiency Graph



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