



# Bryn Farm & Erw'r Wennol

Caergeiliog, Anglesey LL65 3NL



**LARCH**  
PROPERTY



**Bryn Farm & Erw'r Wennol**  
Caergeiliog  
Anglesey  
LL65 3NL

**A unique opportunity to purchase two substantial houses, with a range of outbuildings, set in 19 acres with outstanding south westerly rural views**



**Accommodation In Brief**

**Erw'r Wennol**

- Entrance porch, inner hall & rear porch
- Sitting room
- Kitchen/breakfast/dining room
- 5 double bedrooms
- Two family bathrooms
- Single garage
- Landscaped gardens

**Bryn Farm**

- Entrance porch & rear porch
- Separate WC
- 3 reception rooms
- Kitchen/breakfast room
- 4 double bedrooms
- Family bathroom
- Single garage
- Landscaped gardens

**Gardens/Grounds**

- Large steel portal framed outbuilding ideal for livestock/ equestrian purposes
- Two smaller breeze block outbuilding ideal for livestock/ equestrian purposes
- Paddock land, in all about 19 acres
- Further land available by separate negotiation



### Description

Erw'r Wennol and Bryn Farm present a rare opportunity to buy two substantial houses that are connected to each other via an outside covered passageway. They are both beautifully presented, offering, light, bright and spacious accommodation over two floors. They are ideal for a purchaser with multi-generational living requirements, or one of the properties could be let out to provide a substantial income. Indeed, there are a myriad of different uses for these houses. Both houses have real character and charm, with attractive fireplaces and exposed beams. Their position is truly outstanding with wonderful far-reaching views from each elevation, and are ring fenced by paddock land which provides a high degree of privacy and security. These houses have the best of both worlds with a delightful rural position, yet a 5 minute drive to the A55, affording great connectivity for work or pleasure.

Erw'r Wennol is the larger of the two, accessed via an entrance hall, and inner hall which leads to a large kitchen breakfast room, with utility room off. There is a generously proportioned sitting room with living flame gas fireplace and beamed ceiling. The house has five double bedrooms, two of which are on the ground floor, with a bathroom in between. Three further double bedrooms are located on the first floor, served by a well presented family bathroom.

Bryn Farm is accessed via an entrance hall with WC off, and has three lovely reception rooms, all good sized with beamed ceilings, some with feature fireplaces. There is a large kitchen breakfast room with door to rear porch. There are four bedrooms served by a family bathroom on the first floor.





Gardens & Paddock Land

A long, impressive driveway flanked by traditional walling and retained paddock land to the right, leads to a large, gravelled parking and turning area to the front of both houses. This provides ample parking for numerous cars. There is a front lawn which both properties look upon, with each house having their own separate landscaped gardens, planted with specimen trees and shrubs.

The land wraps the two properties being segmented into six fields, all laid to grass, three of which have water. The land is ideal for livestock, horses or for your quiet enjoyment.

Sitting to the rear and side of Ew'r Wennol lies three useful outbuildings. The first being a larger steel portal framed building, set up for the wintering of cattle, but would make with some changes, ideal stabling or storage facilities for hobbies or business (subject to the necessary consents being obtained). There are two further smaller block constructed outbuildings, again ideal for livestock, stabling or storage. Each house has there own single garages.



**Location**

Bryn Farm and Erw'r Wennol are located in an elevated position, with total privacy, set down a long drive with no neighbours or footpaths. The houses benefit from being a short drive from the A55 and the A5. Caergeiliog has the benefit of a sought after Primary School and is also close to the surrounding villages of both Valley and Bodedern, with Valley having a variety of shops and train station. The sought after villages of Trearddur Bay and Rhosneigr with its incredible beaches and restaurants are within easy reach. There are excellent train and ferry connections at the nearby Port town of Holyhead.

**APPROX. MILAGE:**

Valley 2.7 miles, Rhoscolyn 5.9 miles, Trearddur Bay 7.4 miles, Rhosneigr 8 miles





ERW'R WENNOL



ERW'R WENNOL

Directions

Postcode: LL65 3NL

What three words: removes.renews.handbags

From Llangefni proceed along the A55 towards Holyhead. Exit the A55 at junction 4 signposted Caergeiliog. Take the first exit off the roundabout onto Minffordd Road. In 0.3 miles turn right, continue along this lane for 0.2 miles and the entrance to the properties can be found on your right-hand side. Proceed down the long drive to see the houses at the end.

Property Information

Tenure: Freehold

EPC: Bryn Farm: E, Erw'r Wennol: D

Services: Mains electricity, water and gas. Both houses have their own central heating boilers, separate electrical supplies and there is a septic tank for each property. The water supply is shared and is metered as one property. Erw'r Wennol has the added benefit of having fibre connected.

Local Authority: Isle of Anglesey County Council, Tel: 01248 750057

Council Tax Band: Bryn Farm: E , £2,583.47 payable for 2025 & Erw'r Wennol: E, £2,583.47 payable for 2025.

Agents Notes

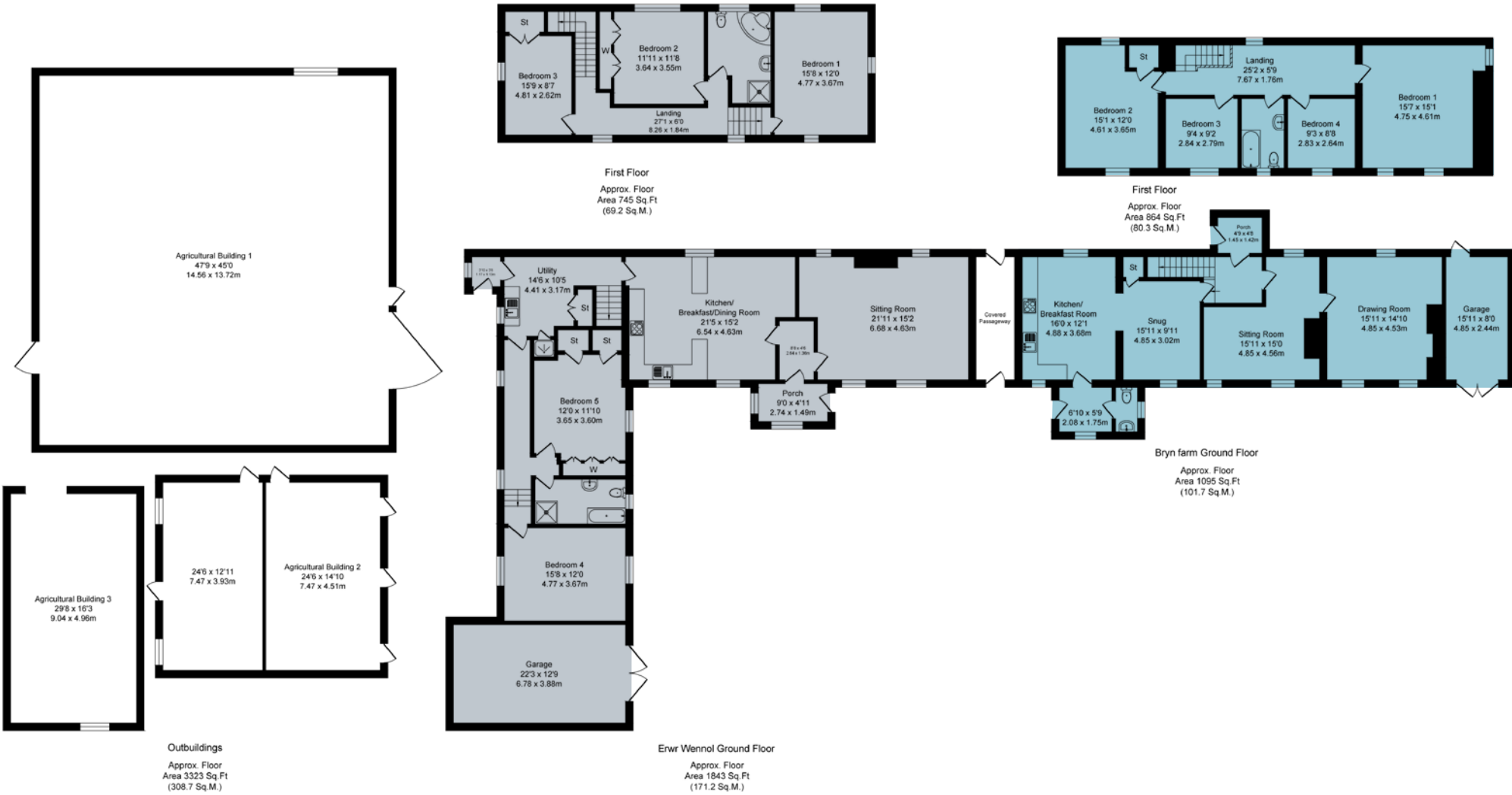
- The bungalow known as Arfyn has right of way at the start of the private drive to the two houses.
- Some of the trees are subject to Tree Preservation Orders within the existing bank of woodland in the paddock land.





Floorplan

Total Approx: Floor Area 7927 Sq ft (736.5 Sq.M)







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