



ShadowFax Ranch,

Llanfwrog, Nr Holyhead, Isle of Anglesey, LL65 4YG



LARCH
PROPERTY

ShadowFax Ranch
Llanfwrog, Nr Holyhead
Isle of Anglesey
LL65 4YG

**A STUNNING THREE BEDROOM
FARMHOUSE WITH OUTSTANDING FAR
REACHING SEA VIEWS, TWO BEDROOM
CARAVAN, STABLING, IN TOTAL 6.82 ACRES
WITH PERMISSIVE PATH TO THE BEACH
AND MATURE GARDENS.**

**TO BE SOLD AS A WHOLE OR IN TWO
SEPEARTE LOTS**

Accommodation In Brief

LOT 1 - THE HOUSE

- Entrance Hall/Study
- Sitting room
- Kitchen/dining room
- Utility
- Ground floor shower room
- Principal suite: bedroom & en suite shower room
- Two further bedrooms
- Family bathroom
- Landscaped gardens to include a walled gardens one with fruit trees
- 2 bedroom caravan with kitchen/dining, living room, study & shower room
- Outbuildings include a Summer house, bike shed/store shed & gardeners WC
- Paddock to the front of the house
- In all about 3.57 acres

LOT 2 - EQUESTRIAN

- 2 stables, feed/tack room
- 2 field shelters
- Area of hard standing
- Paddock land to about 3.25 acres with separate road access

View from house



Description

ShadowFax is an attractive period house, constructed of stone and cream rendered elevations, with large UPVC windows, all surmounted by a slate roof. The crowning glory of this house is its breathtaking position, benefiting from an elevated site, the house has far reaching magical views of the sea, Holyhead mountain and on a clear day the Snowdon mountain range. If that was not enough there is a permissive path very close to the rear of the house that enables you to walk/bike or ride down to the Traeth Penial beach with Porth Penryhn-mawr beach next to it (also known as Sandy Beach), providing wonderful riding and walking opportunities. This truly is a very special location.

The house is well presented and full of character. The front door opens into an entrance hall/study with huge picture window allowing for full enjoyment of the sea views. This room is partly open plan to the sitting room.

The sitting room has a log burning stove and is dual aspect. Mainly glazed double doors lead through to the modern kitchen dining room with cream painted wall and floor units with granite worksurface with stainless steel sink space for and space for fridge, freezer, dishwasher and washing machine. There is ample room for a dining table. A door from the kitchen leads to the utility room with sink and storage units with doors to the rear garden and to the modern shower room.

Stairs raise up from the sitting room to the first-floor landing where the principle suite lies, with sea views and en-suite shower room. The two further good-sized bedrooms are served by a lovely white suite family bathroom.

The house has the advantage of a caravan, that has been cladded and provides the possibility of Airbnb income or holiday lets, subject to the necessary consents being obtained, or indeed multi-generational living. The accommodation is lovely with a large living room, kitchen/dining room, a study and two bedrooms served by a shower room, all set within a separate walled garden area.

Gardens & Grounds

The house is approached by a gated entrance with long gravelled drive leading to a parking and turning area for numerous cars to the side and front of the house. The gardens wrap around the rear and side of the house, with a large stone terrace, al fresco dining area the rear. The terrace enjoys far reaching views over the level manicured lawns and beyond all, encompassed mainly by stone walling. A path leads to the first walled garden where the static caravan is which abuts a second walled garden which is accessed via double gates between the two. There is a further area of lawns where two containers/outbuildings lie.

There is a large paddock to the front of the house making it an ideal property for the equestrian or hobby farmer.

Lot 2

The equestrian facilities are the other side of the lane to the main property. Accessed via a gated entrance off the road. The facilities include two timber stables, two field shelters and an area of hard standing, sitting to the corner of the paddock land.



Location

ShadowFax Ranch enjoys an enviable rural setting in Llanfwrog, on the beautiful Isle of Anglesey, offering the best of both worlds - peaceful countryside surroundings with outstanding sea and mountain views whilst remaining within easy reach of everyday amenities and the attractions of the island's spectacular coastline. The property is situated close, about 5 miles distant, to the historic and vibrant town of Holyhead, providing a good selection of shops, cafés, restaurants, public houses and essential services. Holyhead is also a busy port and has excellent transport connections. There are direct trains to London and Manchester Airport and a regular ferry service to Dublin,

For day-to-day convenience, the nearby village of Llanfachraeth is home to a Post Office, which offers a range of postal, banking and everyday services, making it a useful local facility for residents. There is also a choice of public houses and places to eat within the surrounding villages and towns, providing plenty of opportunities to enjoy a relaxed drink or meal without having to travel far.

Despite its peaceful rural position, the house is conveniently placed for access to the wider island and beyond. Holyhead railway station is approximately 8.9 miles, and Valley railway station around 5.3 miles away, providing access to the North Wales Coast Line and onward rail connections. Holyhead is also an important transport hub, with its major ferry port providing services across the Irish Sea.

One of the real highlights of living in this part of Anglesey is the outstanding choice of beaches and coastal scenery. The island is renowned for its unspoilt coastline, and residents can enjoy easy access to a variety of sandy beaches, secluded coves and dramatic coastal walks. Indeed, there is a permissive path that leads from the house to Traeth Penial beach with Porth Penryhn-mawr next to it, providing wonderful riding and walking opportunities.

Distances in approx. miles

Valley train station 5.3m | Holyhead train station 8.9m | Holyhead 10.2m | Britannia Bridge 24m



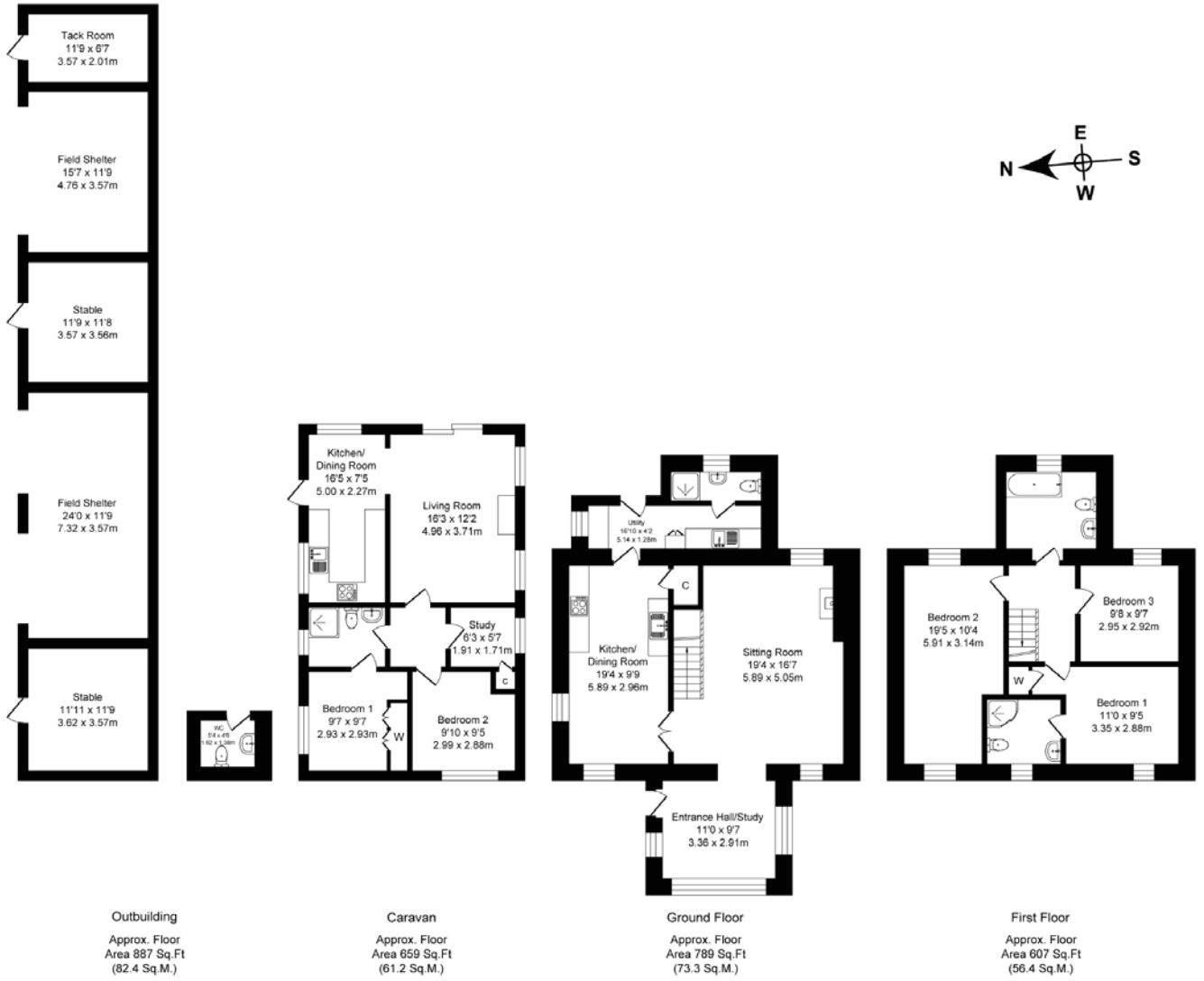


Lot 2



Floorplan

Total Approx Floor Area 2942 sq ft (273.3 sq m)



Directions

Postcode: LL65 4YG

What3words: stunner.pocketed.popping

Property Information

TENURE: Freehold

EPC : C

SERVICES: Oil fired central heating, under floor to the ground floor, mains electricity & water, fibre to the house, photovoltaic panels to the roof which help to pay house electricity bills, septic tank drainage, fibre is connected to the house. Static caravan with LPG heating, mains water & electricity, shared septic tank drainage. Mains water to the Lot 2 stable block.

LOCAL AUTHORITY: Isle of Anglesey

COUNCIL TAX: Band F amount payable £3,266 2026

AGENTS NOTES:

- The property has a right of access over the rear drive to be confirmed by solicitor
- The plans & drone shots are for identification only and not be relied upon.
- The exact acreage is yet to be confirmed



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