





Glanllyn Bach, Llanfaelog, Anglesey - £1,295,000


RHOSNEIGR'S LOCAL ESTATE AGENT



Glanllyn Bach, Llanfaelog, Anglesey LL63 5TB

Key Features

- Elegantly appointed 5 bedroom character property
- 3.75 acres of paddock
- Brand new outbuilding (134sqm with 3 phase electricity, ideal for boat storage, swimming pool, gym, stables or even a business)
- 10 minute walk to Rhosneigr
- 5 minute walk to The Oyster Catcher Restaurant and beach
- Fantastic views of the mountains, countryside, dunes, lake and sea
- Parking for several cars or boats
- No onward chain
- Rare small holding opportunity close to the sea







Description

Introducing Glanllyn Bach, an extraordinary 5-bedroom property set amidst the natural beauty of Anglesey, just a delightful 10-minute stroll from Rhosneigr village and a mere 5 minutes from the inviting beach.

This residence is a rarity on Anglesey, offering sweeping views over the sea, dunes, lake, surrounding countryside, and the majestic Snowdonia mountains.

Elegantly appointed with a brand-new, purpose-built outbuilding, Glanllyn Bach is more than a home; it's a lifestyle.

The property boasts an established income stream, making it a standout choice among the limited number of smallholdings close to Rhosneigr.

Located in the parish of Llanfaelog, it's conveniently just a 2-minute drive (1/2 mile) from Rhosneigr village, renowned for its sandy beaches, and offers breathtaking views of Snowdonia and the lake.

Spread across 3.75 acres of paddock and wild meadow in the summer, Glanllyn Bach is a haven of tranquillity. The traditional farmhouse exterior conceals a stunning interior, blending contemporary living seamlessly with original features.

Whitewashed wood-beamed ceilings, panelled walls, rustic wood and tile flooring, original fireplaces, and vaulted bedroom ceilings on the first floor create a perfect fusion of past and present.

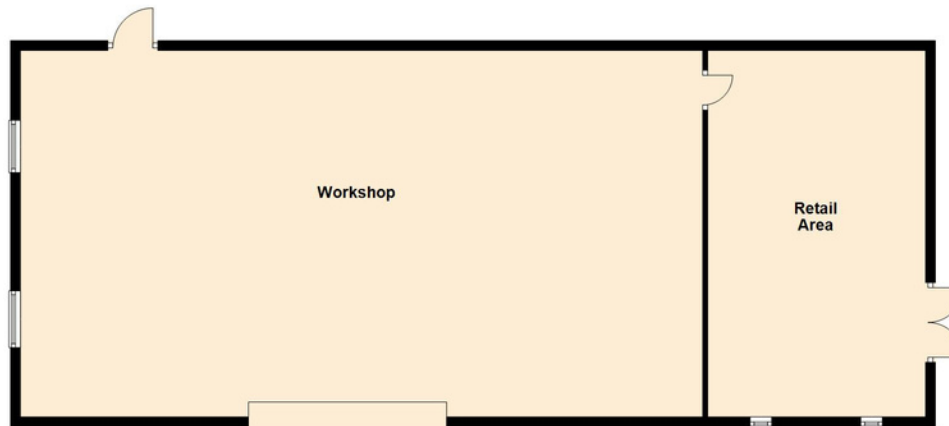
The property includes a brand-new, purpose-built outbuilding equipped with three-phase electricity and granted business use permission. Currently utilised as a glassmaking workshop and retail space, this versatile structure offers an exciting opportunity for creative endeavours or entrepreneurial ventures. Explore the potential of this well-appointed space, designed to accommodate a variety of activities and businesses, adding a dynamic dimension to the property's allure. This outbuilding could also serve as boat and car storage, a fantastic gym, and an ideal space for an indoor swimming pool or additional entertainment.

Situated within an Area of Outstanding Natural Beauty (AONB), designated Sight of Scientific Interest (SSI), and a Designated Dark Skies Area, Glanllyn Bach offers a unique celestial spectacle.

Glanllyn Bach is not just a residence; it's an invitation to experience a harmonious blend of modern luxury, natural splendour, and coastal charm. Viewing is highly recommended to fully appreciate the unique character and lifestyle offered by this exceptional property.



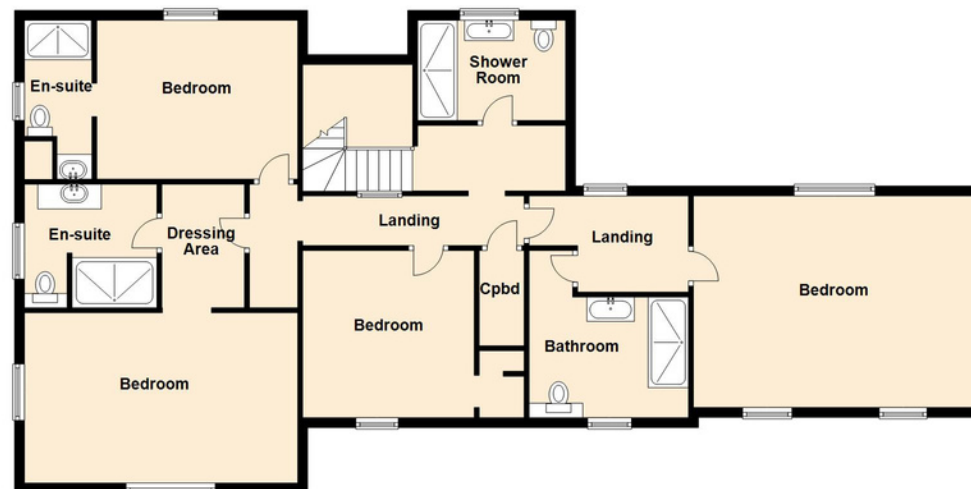
Outbuilding
Approx. 134.4 sq. metres (1446.9 sq. feet)



Ground Floor
Approx. 150.2 sq. metres (1616.9 sq. feet)



First Floor
Approx. 130.7 sq. metres (1407.0 sq. feet)



Total area: approx. 415.4 sq. metres (4470.8 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.

Glanllyn Bach, Llanfaelog







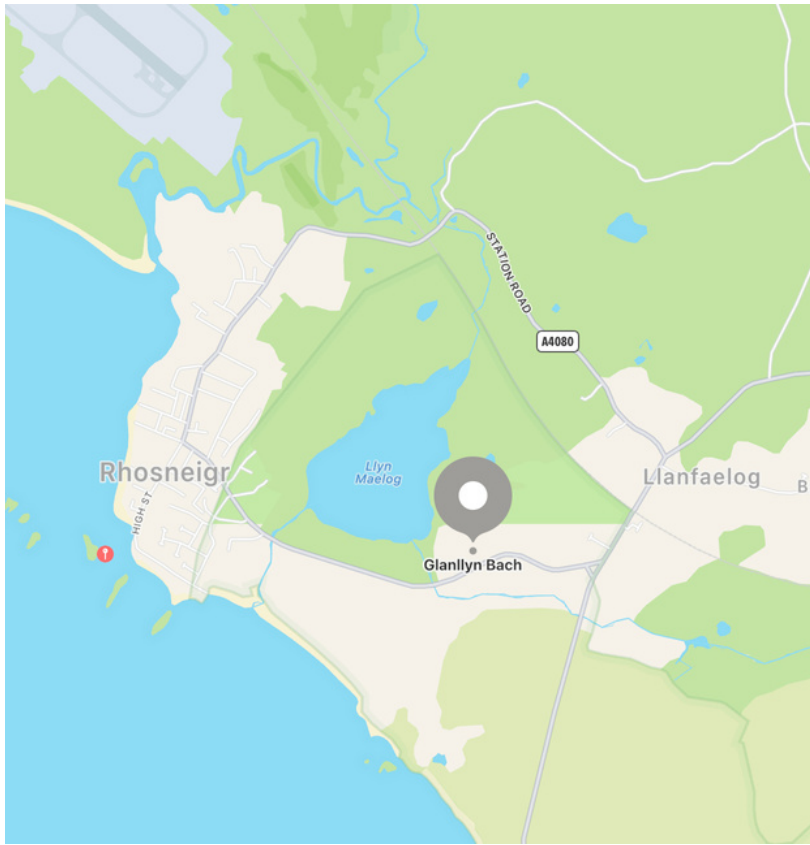












Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		