



Tyddyn y Waen, Llantechell

OFFERS OVER £625,000



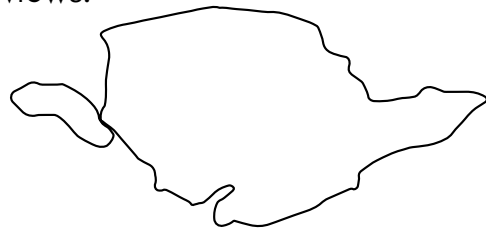
Tyddyn Y Waen

Tyddyn Y Waen, Llanfechell, Amlwch, LL68 0SD

A Superb Opportunity | 8.5 Acre Country Smallholding

An exceptional opportunity to acquire a stunning 8.5-acre smallholding, offering a versatile lifestyle property ideal as a large family home, a home with an annex for extended family, or with potential income through Airbnb. The property also lends itself perfectly to equestrian use, hobby farming, or even the potential siting of pods or lodges.

This substantial and beautifully extended residence is currently divided into two sections, providing flexible accommodation that can be used as one large home or as two separate living areas. Planning permission has also been granted for a new rear extension to create a stylish sitting room and utility area with bi-folding doors to take full advantage of the countryside views.





Location, Setting & Lifestyle

Set amidst open countryside with wide-ranging views, yet only a short drive from the bustling coastal town of Amlwch, this property offers the perfect blend of rural peace and convenience. Anglesey's pristine beaches, scenic walking and cycling trails, and vibrant local communities provide an enviable lifestyle. Explore the nearby beaches of Cemaes Bay or Bull Bay, enjoy local pubs, cafés, and amenities in Amlwch, and benefit from excellent road links to the rest of Anglesey and mainland North Wales. For families, outdoor enthusiasts, or those seeking a slower pace of life, this property truly offers a lifestyle opportunity as much as a home.

Approached via a private long drive, the property is set amidst open countryside with wide-ranging views. The delightful grounds extend to approximately 8.5 acres and include a mix of formal gardens, patios, decking and seating areas, winding paths through orchards and woodland, and a large idyllic lake with surrounding pathways. A summer house, currently used as a home office or gym with power and Wi-Fi, overlooks the lake. Substantial paddocks offer excellent grazing for horses or livestock, and there is scope for a small campsite if desired.







Accommodation – Main House

The main house has been recently refurbished and upgraded, blending contemporary style with charming character features. On the ground floor, there is:

Lounge (15'11" x 14'6"): Fireplace recess with multi-fuel room heater, quarry tiled hearth, built-in display cupboards, patio doors to conservatory.

Conservatory (16'1" x 7'5"): Patio doors to rear garden, laminate floor, currently with planning for demolition and replacement with new sitting room and utility.

Dining Room/Study (14'5" x 10'6"): Bay window, rear windows overlooking gardens, door to annex.

Farmhouse Kitchen (15'5" x 11'11"): Extensively refitted with contemporary base and wall units, central island with timber top, 5-ring hob, solid timber worktops with ceramic sink, vaulted ceiling with exposed beams, multi-fuel room heater, bay window, and integrated appliances.

Shower Room (6'11" x 6'7"): Walk-in mains-fed shower, vanity unit, tiled walls and floor, heated towel rail, and built-in cupboard housing gas boiler.

First-floor accommodation includes a main bedroom with en-suite shower room, a second bedroom, and a dressing room.

Annex/Section 2

The annex provides a spacious, open-plan lounge/kitchen/diner (24'5" x 14'11") with multi-fuel heater, patio doors to the rear, and a well-equipped kitchen area with fitted units and integrated appliances. A ground-floor shower room serves the annex. Upstairs there are two further bedrooms:

Bedroom 3 (14'1" x 17'3"): Juliet balcony, dual windows, radiator.

Bedroom 4 (10'10" x 9'9"): Picture window, radiator.

Outbuildings

An extensive range of outbuildings supports equestrian or agricultural use and includes:

- Modern open barn/machinery shed
- 41' Nissen hut
- Stone outbuildings incorporating former stables, hen house, pigsties, and storage
- Summer house with hot tub
- Home office/gym with power and Wi-Fi
- Outside W.C.

Gardens & Grounds

The gardens are a mix of formal and natural areas with rockeries, flower beds, decking, and sheltered seating. Winding paths meander through woodland and orchards to the lake, creating a peaceful retreat for wildlife and leisure. Three enclosed paddocks at the front and a large rear paddock provide versatile land use options.

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- 8.5-acre smallholding with lake, woodland, orchards and paddocks.
- Flexible layout - large home or home + annex.
- Planning approved for new rear extension with bi-fold doors.
- Ideal for multi-gen living, Airbnb or equestrian use.
- Refurbished main house with farmhouse kitchen and character features.
- Spacious annex with open-plan living and two bedrooms.
- Extensive outbuildings including barn, Nissen hut and former stables.
- Home office/gym with power, Wi-Fi and lake views.
- Private long driveway with stunning countryside views.
- Solar panels & LPG heating; freehold; Council Tax G.











INFO@SIGNATUREPROPERTYPARTNERS.CO.UK
WWW.SIGNATUREPROPERTYPARTNERS.CO.UK