



Henborth
South Stack | Holyhead | Anglesey | LL65 1YH

FINE & COUNTRY

HENBORTH

Situated in a dramatic coastal position, with its own beach, this thoughtfully renovated detached home is striking and impressive. Well planned accommodation makes the most of the absorbing coast and sea views. The ground floor connects inside/outside living seamlessly and internal open plan living space is perfect for entertaining and really has the 'Wow' factor,' whilst a charming office/snug provides a cosy retreat. The first floor has four double bedrooms, two with ensuite and a luxury family bathroom. The house is surrounded by grounds which extend to about seven acres in all and there is ample parking as well as a double garage, all within a 10 minute drive of various shops, restaurants and various amenities.







A Luxurious Coastal Retreat

A masterpiece of modern luxury nestled in a dramatic coastal haven on the Isle of Anglesey. Henborth on South Stack Road offers high end living with its exquisitely renovated stone built design and unrivalled panoramic views across Abrahams Bosom Bay to the Irish Sea. Spanning an impressive 2,971 square feet sitting in seven acres, this four bedroom, two ensuite coastal home, offers an extraordinary lifestyle for discerning buyers seeking elegance, adventure, and serenity. Crafted with meticulous attention to detail, this haven blends modern technology with timeless sophistication, creating a home that inspires awe and invites indulgence.

A Grand Arrival

Approach Henborth via an entrance framed by rolling fields and secured by electric entrance gates, setting the tone for the exclusivity within. Ample parking leads to a double garage, while the property's commanding clifftop position offers uninterrupted vistas that capture the soul. The whitewashed facade, crowned with a slate roof, stands proudly, harmonising with the natural beauty of the surrounding South Stack Cliffs RSPB reserve and Holyhead Mountain Area of Outstanding Natural Beauty. This is more than a home, it's a statement of refined taste and ambition.

Interior Elegance – Designed for Modern Living

Step inside, where every detail has been curated for contemporary luxury. The heart of Henborth is its flexible, light filled open plan layout, designed to adapt to your lifestyle. A striking oak and glazed staircase with gallery landings ascends from the reception hallway.

The bespoke breakfast kitchen dazzles with extensive cabinetry, gleaming black granite worktops, and a curved central island featuring an overhanging bar for five stools, two plate AGA hob with companion units, concealed extractor, and integrated appliances. A large fridge-freezer and utility prep room cater to culinary enthusiasts, while bifold doors open to a private slate patio and raised terrace, where coastal breezes and sweeping views create an unforgettable setting for morning coffee or evening cocktails. The adjoining, open plan snug, lounge, and dining area, bathed in natural light, boasts exposed stone walls, built in storage, an inglenook style fireplace with living flame stove, and a wall mounted TV setup, crafting an inviting space for gatherings or quiet evenings. Every glance through the floor to ceiling windows reaffirms your connection to the stunning coastline, making every moment at Henborth feel like a retreat.

Sumptuous Bedrooms – Sanctuaries of Comfort

The master suite is a triumph of indulgence, offering triple aspect views, a walk-through dressing room, and a luxurious en-suite shower room. Its modern design features a walk-in cubicle with waterfall head, floating basin with chrome taps and ample storage, evoking a spa-inspired haven. Three additional bedrooms on the upper floor, one with an en-suite shower room, provide unparalleled comfort for family or guests. Each room is a sanctuary, with coastal and mountain views that soothe and inspire.











SELLER INSIGHT



Can you tell us about the property and what it is like to live there?

Henborth is an exceptional and magical property situated on the west coast of Holy Island, which is an island off the west coast of Anglesey within the Anglesey AONB (Area of Outstanding Natural Beauty). It is nestled between South Stack Mountain, the iconic South Stack lighthouse and the RSPB South Stack Cliffs coastal reserve and has commanding views over Abrahams Bosom Bay. The seashore and cliff terrace can be reached by private coastal steps from the house to the private beach where swimming, lobster fishing and BBQ'ing are the order of the summer months, followed (in the autumn months) by returning breeding seals and their beautiful white coated seal pups. Needless to say, we fell in love with the location and property immediately.

As well as the beach and cliffs, Henborth also boasts 7 acres of classic Anglesey countryside which is alive with flora and fauna of all shapes and sizes, from the Anglesey Mountain sheep flock to the South Stack fleawort (indigenous only to this location), to the rare choughs, peregrine falcons, kestrels and not to forget the incredible views of the diving gannets feeding out in the bay and the puffin populations 500 meters round the headland at the South Stack Lighthouse Reserve.

When did you purchase the property and what have you done to it since you have owned it?

"Caroline and I bought Henborth in 2014, and our beautiful daughter Eleanor was born here soon afterwards. It was originally an 'old crofter cottage' which was in need of some TLC, so we spent 18 months renovating/modernising it to a high contemporary standard, with 'floor to ceiling' windows taking in the beautiful seascapes and landscapes over the bay but we have also managed to maintain the 'white coastal cottage look' from South Stack Road and surrounding area. As we were essentially starting from a blank canvas, we future-proofed the house utilities by routing broadband cables (700meg fibre) & wifi nodes, CCTV, security, room thermostats and audio-visual (sonos/sky/spotify) through-out the entire house, with the control systems mounted in a single server cabinet located in a purpose-built plant room. All underfloor heating pipes (all rooms in the house) follow the same design, routing back to control systems and ground source heating pumps also located within the plant room. The house uses mains electricity (incl EV charging facility), but we do use LPG to power the 'AGA oven companion unit' and two 'living flame stoves' set into inglenook fireplaces.

The house layout is wonderfully open plan and has been designed to take full advantage of the amazing setting, with significant amounts of 'floor to ceiling glazing' on both levels plus several 6-meter sliding doors opening out onto an enclosed/walled courtyard to the rear of the house and extensive patio and lawn to the front creating a real sense of connection between inside and out. We used local natural stone to build many of the internal walls and fireplace(s)."

What is your favourite room?

"It's really the inside and outside, but words really cannot express:

Inside: the kitchen, snug, dining and lounge area is one single open plan area where 80% of the external walls are glazed resulting in stunning views of the seascapes and landscapes. The 'morning sunrises' and 'evening sunsets' are beyond words but as the sun disappears, stargazing up into the crystal night skies takes over – as there is simply no light pollution here the night vistas are insane!

Outside: from early morning mushroom picking in the fields as the sun rises, to pulling lobster pots, rock pooling, swimming and BBQing during the day to having a glass of something on the cliff edge terrace as the sunsets over the bay."

Your favourite aspect of the grounds or surrounding area?

"Living here we feel very blessed. We're surrounded by the natural beauty of the sea, mountain(s), cliff(s) and rolling fields, all of which create a new canvas with each day/night and with each season however, at the same time we know that everything we could possibly want or need is just minutes away. We're surrounded by an array of small bustling coastal towns such as Trearddur Bay and Rhosneiger with their lovely restaurants and harbour/fishing/sailing communities and Holyhead town and marina with its large supermarkets, restaurants and commercial facilities. Road, rail & ferry links are excellent so it's easy to get just about anywhere.....3hrs to London or Dublin city centers. This broad setting allows the property to be either a coastal holiday home retreat or a family primary residence, especially where working from home is now a business norm."

Please tell us about a memorable event?

"Literally too many to mention but;

The look in my 10-year-old daughter's eyes when we are rock pooling and she finds a new creature!

Also, when swimming in the bay, I turned around to look back at the beach and a seal popped its head up about 1 meter away. We looked at each other for a few seconds, then we both went off in our different directions."

What will you miss the most?

"Living on 'the hill' and at Henborth has been the happiest time. It's such a beautiful environment to live in, with such a caring local community. It feels so far removed from the hustle and bustle of everyday life. It's totally unique and it's going to be incredibly sad to leave but we both have aging family and feel we need to move to support them."

What do you love about the local community?

"The local community is incredible, and we have made friends for life.....we call living on South Stack, 'living on the hill'. Although the 'hill community' is very spread out, we are all linked by a chat group which serves as a conduit for laughter, care, and support!"*

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.



















Versatility – Endless Possibilities

The substantial double garage and adjoining plant room elevate Henborth's appeal. Constructed with oak fire doors, concrete flooring, and integrated security, it powers the home with efficient systems while offering flexibility for customisation be it a home office, gym, workshop, or additional storage. The plant room's server cabinet manages fibre broadband, CCTV, audio visual controls and ground source heating, with remote access for seamless living. A WC and utility sink add convenience and make this space very functional.

An Idyllic Setting with Unrivalled Connectivity

Henborth's semi rural location blends tranquillity with accessibility. Just moments from the iconic South Stack Lighthouse and RSPB nature reserve, with its puffin colonies and peregrine falcons, you're never far from natural wonders. Nearby Trearddur Bay and Holyhead offer a range of amenities, while the larger centre of Bangor is only 27 miles from the property. The vibrant cities of Chester and Liverpool are both within a two hour drive of the property and provide world class shopping, dining, and schooling. Despite it's serene setting, Henborth is just two miles from the A55 expressway, connecting you to Chester, Liverpool, North Wales, and Anglesey. The ferry port ensures seamless trips to Dublin, while direct rail services from Holyhead (4.5 hours to London Euston) make national travel effortless. Liverpool and Manchester airports cater to international adventures, placing the world at your doorstep.

Sustainability Meets Sophistication

Henborth is a beacon of eco luxury, boasting underfloor heating throughout, powered by ground-source pumps and mains electricity and a full air exchange system maintain a consistent, comfortable climate. Double glazing and efficient insulation enhance performance, while a new septic system ensures modern functionality. A comprehensive CCTV system, smart thermostats and 700Mbps fibre broadband provide peace of mind, allowing you to relax in your private oasis.

A Lifestyle of Prestige With 7 acres of gardens, paddocks, cliffs, and private beach access

Henborth invites you to embrace a life of freedom and possibility. Host lavish terrace parties, explore your secluded cove for lobster fishing and swimming, or simply savour the sunset over the Irish Sea. Whether you're a growing family, a professional couple, or a nature enthusiast, Henborth adapts to your dreams, offering a legacy home that blends timeless beauty with modern innovation.

Why Henborth?

This is not just a home, it's a lifestyle. Imagine waking to panoramic sea views, entertaining in spaces that blend elegance and warmth, then retreating to a master suite that rivals a five star resort. With its versatile garage, sprawling grounds and proximity to both rural charm and urban vibrancy, Henborth offers a rare opportunity to live luxuriously without compromise. Don't miss your chance to own this architectural gem in one of Anglesey's most coveted locations.



Additional Information

Services: Mains electricity and water. Private drainage. LPG heating.

Council Tax: Band F.

Local Authority: Isle of Anglesey.

Agents Note: Please note a public footpath crosses part of the property. Our clients have advised there is a little used pathway located along the far southern boundary of the property.

Tenure: Freehold.

Broadband: (Information taken from checker.ofcom.org.uk)

Standard – 14 Mbps (highest available download speed) – 1 Mbps (highest available upload speed)

Ultrafast – 1800 Mbps (highest available download speed) – 220 Mbps (highest available upload speed)

Mobile coverage: Good/Variable Outdoor, Variable In-home (Information taken from checker.ofcom.org.uk)

****We always recommend you contact your supplier to discuss the availability of broadband and mobile coverage at this property.****

Directions: Using the app what3words type in: spokes.reverted.ambition

Referral Fees: Fine & Country sometimes refers vendors and purchasers to providers of conveyancing, financial services, survey & valuations services, currency exchange and staging & styling. We may receive fees from them as declared in our Referral Fees Disclosure Form which is available upon request.

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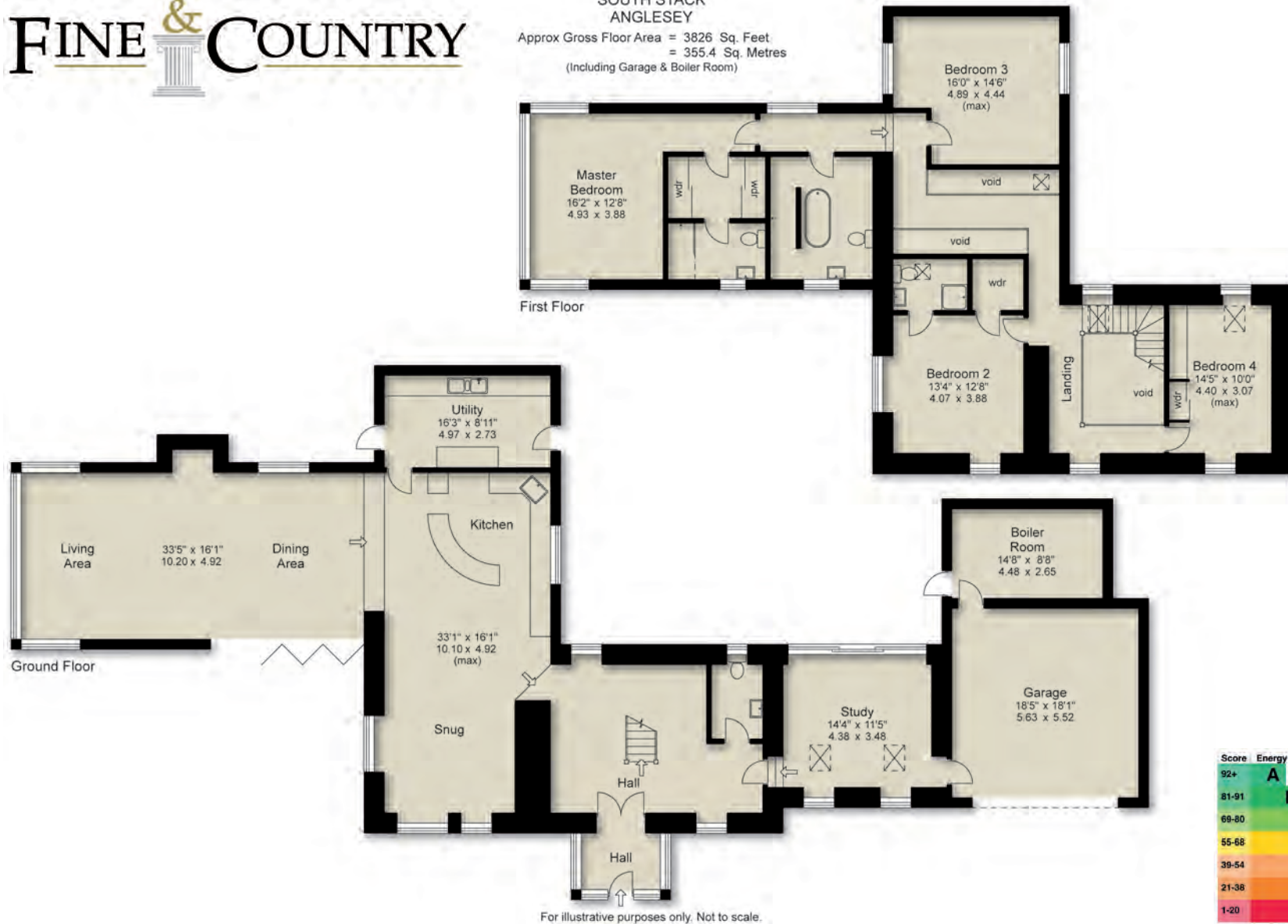
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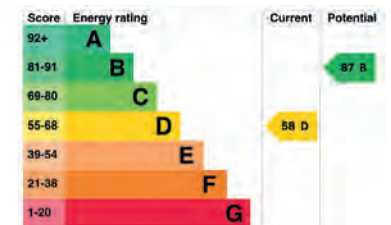
Offers over £2,000,000

SOUTH STACK ANGLESEY

Approx Gross Floor Area = 3826 Sq. Feet
= 355.4 Sq. Metres
(Including Garage & Boiler Room)



For illustrative purposes only. Not to scale.





FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

*We value the little things
that make a home*



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