



Henborth South Stack Road, South Stack, LL65 1YH

£2,250,000

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 property 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. The winter months display some of the most spectacular and wild rolling seascapes.

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As well as the beach and cliffs, Henborth also boasts c.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, 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 RSPB South Stack Lighthouse Reserve.

The property has been renovated to a high contemporary standard with 'floor to ceiling' windows taking in full beautiful seascapes and landscapes over the bay, whilst managing to maintain the 'white coastal cottage look' when viewed from South Stack Road and the surrounding area. The design has 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) and a small LPG cylinder bank 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 '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 aspect, creating a real sense of connection between inside and out. Local natural stone has been used to build many of the internal walls and fireplaces.

Before getting into the detail of this property it's fair

to say that if you can imagine doing it in a refurbishment, it's been done!

Entry to the property is via a spacious porch to the front which has a composite door with side panel windows. The porch is laid out with oak bench seating. Two bespoke oak and glazed double doors, a feature which repeats through-out the property, open into the main entrance hall of the property which again, as would be expected, is spacious and this where you start to see some 'nods' to the original features from the property's past, as well as getting the first hint of how well the property has been refurbished and wonderfully modernised.

There is an exposed stone wall, a feature that would have been found in the original property tastefully matched with a more modern stone tile floor. The oak and glazed staircase is immediately in front of you and sweeps up to the first floor and provides space for a modern hanging light feature.

To one side of the hall is found the ground floor cloakroom, this contains a floating WC with hid-den cistern and is complemented with a floating wash basin with chrome mixer tap. The tiling in the room is contemporary and yet in keeping with the theme of the property.

Moving across the hallway, one enters the extensive living space via an oak and glaze door. This area initially comprises a snug-style living room which boasts an exposed stone wall with a re-cessed inglenook style fireplace with a dated wooden mantle restored and retained from the original house; the feature of this space being a living flame gas stove. A large Welsh slate hearth sets off the fireplace. As with the rest of the ground floor, the room has a stone tile floor and low set large picture window which take advantage of the spectacular views out over the bay and coast. There are a further two smaller windows looking out across the raised grass terrace and the property's extensive fields.

The snug is open to a breakfast-style kitchen and boasts an imposing island topped with a black granite work surface with an overhanging bar to allow for five stool seats to one side. The kitchen has a large array of base, wall and drawer units also topped with black granite work surfaces.

The kitchen also has a two-plate hob Aga with Aga companion units and extractor hood with downlighting and silent high volume extractor unit. There is built in space for a French door style fridge freezer.

The oak and glazed door to the side of the kitchen leads you through to the utility and entertainment preparation room which provides continuation of the

main kitchen cabinets and black granite work surfaces. This room provides for a variety of functions from the utility space through to a preparation room that leads to both of the out-side entertaining areas that the property has hid-den away. Built into the work surface is a hot plate, ideal for preparing food for outside. Of course, there is all of the usual utility features to the room.

Stepping down from the kitchen area into further reception space, which is currently divided into a dining area and a further large lounge, you are immediately met by the sheer volume of light from an array of picture windows which one could stand at all day long and the watch stunning coastline of this part of Anglesey; the views from the lounge area in particular are ever changing and incredible all year round. The room has a modern living flame gas fire which creates a cosier feel for those winter evenings. One's eyes will always be drawn to the windows and the views beyond. From the dining area there are bifold doors opening out to a slate patio and infinity style raised grass terrace which is positioned to take advantage of the property's situation.

Moving back across the hall you will find the music room / study room, a purpose-built space with high ceilings with fitted Velux windows. One wall consists of a 6m wide, 3 panel sliding door which invites you to step out and down into the enclosed slate paved courtyard with natural stone planters, specimen trees and an imposing Welsh Clawdd natural stone wall. From the music / study one can access a double garage via an oak fire door.

Adjoining and to the rear of the double garage is the plant room which contains the entry point for all services supplying the property, including fibre broadband, all audio-visual, CCTV/alarm and the domestic water and ground source heating systems. This space forms the utilities hub for the complete property and all electronic systems are stored in a discrete single electrical server cabinet.

Heading upstairs the gallery landing divides the property into two with one side featuring a double bedroom with fitted wardrobes. Moving across the oak and glaze gallery landing you will find another double bedroom with large picture window to take advantage of the sea views to the South and West. This room also boasts a separate dressing room and en-suite shower room which has a modern design fit out with both a floating WC with hidden cistern and a large floating wash basin with chrome taps as well as a walk-in shower cubicle with plumbed shower and waterfall shower head. Moving across a second oak and glaze gallery landing which looks down into the

open plan living area below, is a further very large double bedroom with windows taking in Holyhead Mountain to the East and Abrahams Bosom Bay to the West.

The next room one encounters is the main family bathroom which is incredible in its design. The feel of being divided into two parts with the clever use of a wall to create a walk-through shower, the other side of the room features a freestanding bathtub, a continued use of the floating sink and WC seen elsewhere in the property, and stylish floor and wall tiling adds to the modern feel this room eludes. One side of this space features a single large mirror again making this space seem limitless.

Moving now into the West wing of the property this is where one finds the master bedroom suite.

Firstly, there is a walk-through wardrobe room which leads onto the master en-suite shower room, this is equipped and presented in keeping with the rest of the bathroom facilities in the house and does not disappoint. The master bedroom has some of the most incredible views imaginable, the windows to three sides with the views out to the West which on a clear day will include big parts of the Anglesey coastline and views right across Caernarfon Bay towards the Rival Mountains on the Llyn Peninsula. Whilst the room does have a full set of electric blinds one can imagine they are something you would be reluctant to use!

We asked the sellers for a few thoughts on the property

Favourite Room:

Its inside and outside;

- 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, star-gazing up into the crystal night skies takes over – as there is simply no light pollution here the night vista's are insane!

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

Words really cannot express.

Favourite aspect of the grounds or surrounding area: "Living here we feel very spoilt," says the owner. "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 centres.

Memorable event:

Too many to mention but;

- The look in my 9-year-old daughter's eyes when we are rock pooling and she finds a new creature!

- 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 they'll miss most / why they are leaving: "This is a very special place and it's been a very happy home," says the owner. "It's such a beautiful environment to live in and 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."

Dimensions

Porch

Hall 5.417m x 4.356m

Cloakroom WC 2.309m x 1.528m

Snug 4.920m x 4.782m

Lounge / Dining Area 9.344m x 4.930m

Kitchen Area 5.404m x 5.123m

Office / Music Room 4.511m x 3.999m

Plant Room 4.482m x 2.658m

Garage 5.595m x 5.507m

Landing

Rear Bedroom 4.411m x 3.077m

Guest Bedroom 4.078m x 3.921m

En-Suite 2.185m x 1.666m

Bedroom 4.989m x 4.405m

Bathroom 3.506m x 3.123m

Dressing Room 2.706m x 1.874m

En-Suite 2.760m x 1.627m

Master Bedroom 4.932m x 3.882m

Location

This part of Holy Island gets its name from South Stack which is a small island situated off the northwest coast of Holy Island. It's renowned for its stunning lighthouse, dramatic sea cliffs, and rich birdlife. Here you will find South Stack Lighthouse, built in 1809 for the safe navigation of ships away from the rock shoreline.

A neighbour to the property is the RSPB Nature Reserve, which managed by the Royal Society for the Protection of Birds and is home to puffins, razorbills, guillemots, peregrine falcons, and choughs.

South Stack offers a mix of natural beauty, wildlife,

and historical interest.

Holy Island, or Ynys Gybi in Welsh, is located off the northwest coast of Anglesey in North Wales. It's known for its rich history, stunning landscapes, and diverse wildlife. It is approximately 15 square miles. and includes rugged cliffs, sandy beaches, and rolling countryside. The highest point is Holyhead Mountain at 220 meters which offers spectacular views and is within walking distance of the property. The main town of Holyhead is no more than 10 minutes' drive away and is known for its busy ferry port connecting Wales to Ireland.

Holy Island blends natural beauty, historical intrigue, and vibrant community life, making it a compelling destination for visitors and locals alike.

Anglesey, or Ynys Môn in Welsh, is the largest island in Wales, located in the northwest of the country. Known for its stunning landscapes, rich history, and unique culture, it's a beloved destination for tourists and a cherished home for locals.

It is approximately 715 square kilometres with diverse regions including coastal cliffs, sandy beaches, rolling farmlands, and woodlands.

The main towns are Llangefni which is the administrative centre of Anglesey. Holyhead and Beaumaris.

The island is connected to mainland Wales by the Menai Suspension Bridge and the Britannia Bridge. There are rail services connect Anglesey with mainland Wales and beyond, and regular ferry services from Holyhead to Dublin, Ireland.

Historical and Cultural Sites: Beaumaris Castle: An unfinished yet remarkable medieval castle. Plas Newydd: An 18th-century mansion with stunning views of the Menai Strait. Bryn Celli Ddu: A well-preserved Neolithic burial chamber. Lligwy Burial Chamber and Hut Group: Ancient remains offering insight into prehistoric life.

Nature and Wildlife: Anglesey Coastal Path: Over 200 kilometres of scenic walking paths. Newborough Warren and Forest: Natural reserve with sand dunes, forests, and the iconic Llanddwyn Island. Ynys Llanddwyn: A picturesque tidal island with rich folklore.

Economy: Agriculture: A significant part of the local economy, with numerous farms. Tourism: A major industry, attracting visitors with its natural beauty and historical sites. Renewable Energy: Emerging sector with various projects and research initiatives.

Anglesey offers a unique blend of natural landscapes, historical depth, and rich culture, making it a vibrant

and interesting place to visit or live. Its combination of scenic beauty, ancient history, and modern amenities ensures something for everyone.

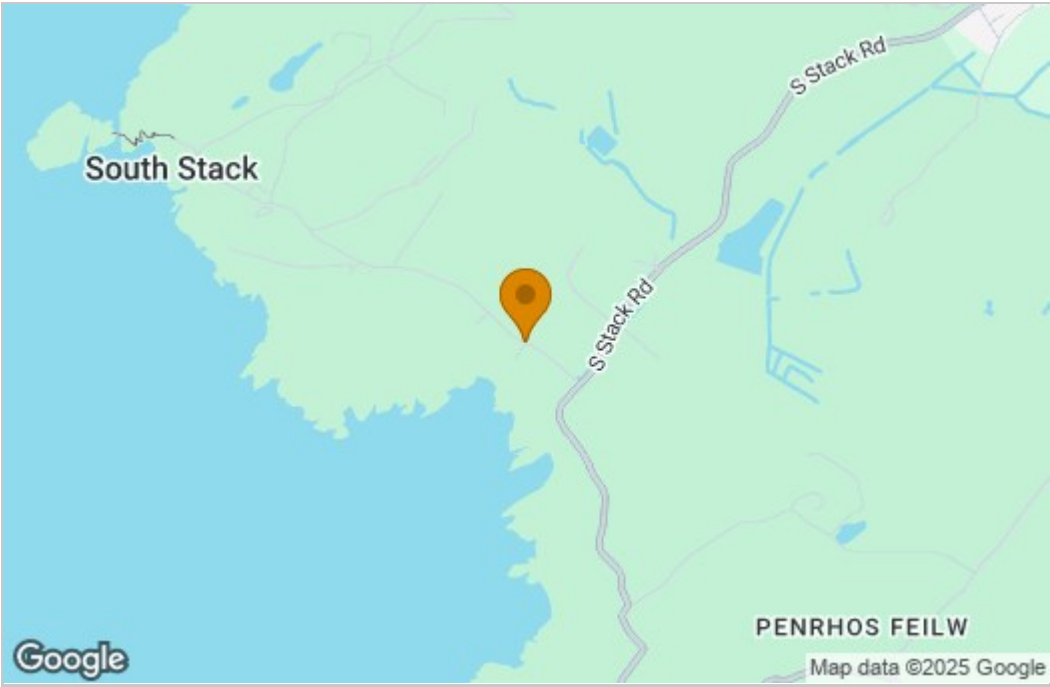
Floor Plan



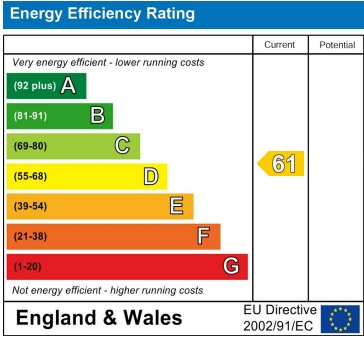
Not to Scale ~ For illustrative purposes only



Area Map



Energy Efficiency Graph



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