



Mill House Penmynydd Road, Menai Bridge, LL59 5RT

£595,000

This wonderful and stylish detached property, originally a water mill, is believed to date back to the early fourteenth century and has historical connections to Beaumaris Castle. It boasts three bedrooms and an extremely spacious and well-appointed bathroom to the first floor to go with bundles of living space on the ground floor. Yet it also features some really charming and historic elements, including a ledge thought to have supported the water wheel and a picturesque waterfall. The ground floor has both space and function with an open-plan living space, a large multi-function room, you decide, studio, family games room, the potential is yours!

The grounds, that run to approximately a third of an acre, offer so many elements, the south-facing garden is a sanctuary for wildlife enthusiasts, with several charming areas. A bridge spans the stream, leading to a wild, wooded area with a rock face, carved steps, and a bench by the waterfall on one side. On the other side, there is a lawned area with a pond and steps that ascend to an enclosed patio area and a metal shed. The front of the property features a lawned area that leads to the driveway, a patio, and a wild lawned area, with two characterful flights of steps winding through the trees. The potential to re-imagine the grounds is there for all to see, be it for vegetables for more wilding. Red squirrels will be regular visitors along with an abundance of birds.

The driveway has parking for three cars.

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The property is situated on the outskirts of Menai Bridge and enjoys a rural location. Connection to the village and the rest of the island and mainland is very easy.

Mill House: A Place Steeped in History, nature, and brimming with life

Mill House is recorded in Coflein, the national database for historic sites of Wales (Site 408042). Originally known as Felin Engan or Eingion, it was built as a corn mill on land granted in exchange for ground surrendered to King Edward I for the construction of Beaumaris Castle. By the late 18th century, it was owned by the Bishop of Bangor, and in the 19th century, it came under the ownership of Hugh Price Esq. and then to his son, John Price Esq.—likely designer and creator of the Hidden Gardens of Cadnant—located just a few fields away.

The gardens at Mill House echo the charm of Cadnant Gardens on a more intimate scale. Both feature distinctive zones or areas with contrasting atmospheres, all thoughtfully arranged around a stream and waterfall, enriched with curious rock formations, meandering pathways, and interesting plants. In the 20th century, the gardens are thought to have been redeveloped by a Professor of Botany from University College of North Wales, now Bangor

University.

Later, Mill House came under the ownership of the Marquis of Anglesey, who also owned the nearby Plas Newydd estate (now a National Trust site).

Several features of the original mill are still visible today. Most notable is the semi-circular projection on the side of the house facing the stream, once an overhanging hood that housed a hoist beam to lift grain sacks to the loft and lower flour from the building. The waterwheel would have sat beneath this feature—below today's lawn level—fed by a wooden channel from the mill pond, which still marks the boundary at the rear of the property.

Dimensions

Entrance Porch

Lounge 5.00m x 3.50m

Dining Room 5.00m x 3.20m

Studio / Family / Games Room 6.52m x 3.29m

Rear Lobby

Kitchen 3.60m x 2.80m

Cloakroom WC

First Floor

Landing

Bedroom 5.10m x 3.60m

Bedroom 4.10m x 4.10m

Bedroom 4.10m x 3.70m

Bathroom 3.70m x 3.50m

Exterior Outbuilding 3.44m x 2.56m

Approx 1/3 acre of land

Sellers Insight

What I'll Miss Most About Living Here

There's so much I'll miss—it's genuinely hard to write this without a heavy heart. Mill House has been a real haven for us, and I'll miss the views from every window—whether it's into the gardens or across to the Snowdon mountain range. The house is wonderfully private, not overlooked by neighbours, though the ones we do have are kind and friendly.

We've grown especially fond of the two red squirrels who visit most mornings to eat walnuts we toss to them or to snack from the bird feeders in the front garden. The garden is a sanctuary for wildlife: woodpeckers, tawny owls, swifts, goldcrests, bullfinches, grey wagtails, jays—and even the occasional kingfisher. There's a small pool beneath the waterfall in the stream where brown trout gather.

Nearby, the council has begun rewilding a field across from Pili Palas (the family wildlife park), planting new woodland—soon to be a lovely spot for walks.

The house itself has such beautiful, airy rooms. I'll especially miss the light that pours into the southeast bedroom each morning, and into the southwest one in the evening. We often enjoy a quiet drink as the sun sets from the patio near the driveway, and on warm

mornings, breakfast in the front garden, which is a suntrap.

Despite a nearby road, the garden is quiet and peaceful. Inside, the double glazing keeps everything silent—but I often prefer to leave the windows ajar, even in winter, just to hear the soothing sounds of the bubbling stream outside my bedroom.

The night sky here is immense. On clear nights, I like to sit in the upper garden and count shooting stars.

Favourite Corners of the Garden and Home

My favourite garden spots lie either side of the stream. One is a wilder, woodland-like area with a bench overlooking the waterfall, and stone steps that climb to the top of a large rock face—an area I have left to rewild, but which used to be home to another bench, where you could sit and take in the amazing panoramic views of the mountains. My other favourite spot is the paved area beside the shed—another suntrap that escapes the breeze and ideal spot for our BBQs.

Inside, my favourite part may sound odd, but it's probably the landing. It's wider than most, with high ceilings above the stairs, creating a grand feel. There's enough space there for bookshelves or even an office desk. The bathroom has my favourite view into the garden, into the trees where you can sometimes spot goldcrests dancing around.

In winter we have amazing sunsets, which can give the bedroom on the south-west corner a warm orange glow. The central heating warms the house quickly, but in winter we prefer to light a fire in the hearth, which seems to heat up most of the house on its own.

The studio room has been great fun for the family and has lots of potential for a range of uses and activities. We used to set up a full-sized table tennis table in there, but now we use it as an art studio by taking advantage of the natural light it receives. This room also contains our famous rock face, which is often a conversation starter to visitors!

Local Life and Surroundings

There are public footpaths near the house (though hardly anybody uses them), which can take you across the field in front of the house to Llanfairpwll, and you can walk up the lane close by to Llandegfan and to Menai Bridge.

I'll miss the drive into the centre of Menai Bridge, where the Snowdonia mountain range looms dramatically, shifting in character and colour with the seasons, from dark greens to blues and purples, to snow-caped white in winter.

Menai Bridge itself is thriving —especially loved by foodies and water sports enthusiasts (for boating, hydrofoil and rib rides). The food scene is fantastic, and includes a Michelin-star restaurant, Sosban & the Old Butchers, Dylan's restaurant and deli, an excellent Italian brasserie (with great cakes and a new

gelateria), a very good fish and chip shop, and—hands down—the best Indian restaurant around. I'll also miss several pubs there, especially The Anglesey Arms and The Auckland Arms. The Victoria Hotel has had a recent multi-million pound refit and is very popular. Even the hardware store is something special—stocking almost everything you could need and run by incredibly friendly staff.

A walk over the Menai Bridge takes you to Treborth—North Wales' only botanic gardens—and to coastal trails owned by the National Trust, while a walk towards Beaumaris, takes you the famous Hidden Gardens at Cadnant (related to the Hidden Gardens of Heligan in Cornwall).

I'll really miss being so close to stunning walks along the Anglesey Coast—the closest starting point is from Menai Bridge, passing the famous stone lions beneath Britannia Bridge—and the incredible beaches around Anglesey, which you can often have completely to yourself outside the tourist season. One of my favourite places is Newborough, just 20 minutes away, where I enjoy long walks through the sand dunes and forest trails. In the opposite direction lies Llangefni, the county town of Anglesey, which is connected to Newborough Forest by a flat footpath and an eight-mile cycle trail. This route skirts a RSPB nature reserve—one of the largest lowland wetlands in Wales—a paradise for bird watchers and a great place to take our bikes to cycle to the beach.

Finally... Leaving Mill House is bittersweet. It's brought so much joy into our lives. Letting it go is very hard, but we're now entering a different phase in our lives where we're ready to move away to be closer to other members of the family.

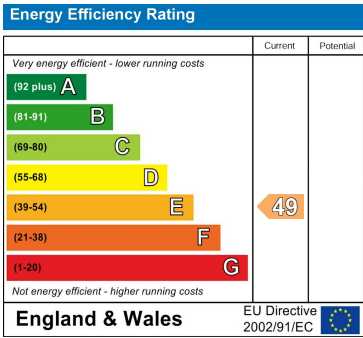
Floor Plan



Area Map



Energy Efficiency Graph



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