

# EGERTON ESTATES



## Glan-Ilyn , Pensarn, LL69 9UP

**Price Guide £475,000**

Pris Canllaw: £475,000.

Tyddyn traddodiadol ger arfordir gogleddol Ynys Môn, gyda thy 4 llofft, adeiladau fferm helaeth iawn a 12 erw o dir amaethyddol o safon. Gyda golygfeydd gwych o'r môr ac o Fynydd Eilian, mae'r ty wedi'i foderneiddio'n rhannol gyda tho llechi diweddar ac mae mewn lleoliad gwledig preifat iawn. Mae yna adeiladau fferm helaeth sy'n adlewyrchu ei ddefnydd blaenorol o laeth, stoc a cheffylau, buarth fferm concriid mawr iawn a thir pori o ansawdd da, y mwyafrif ohonynt yn gallu cael eu trin.

Price Guide: £475,000 A traditional smallholding near the north coast of Anglesey, having a 4 bedroom house, very extensive farm buildings and 12 acres of good quality agricultural land. Enjoying fine distant sea views and of Mynydd Eilian, the house is part modernised with a recent slate roof and enjoys a most private rural position. There are extensive farm buildings reflecting its past dairy, stock and equine use, a very large concreted farm yard and good quality grazing land, the majority capable of cultivation.

### **Conservatory Porch 14'0" x 8'3" (4.29 x 2.52)**

Having a double glazed surround and front access door, and enjoying distant sea views and towards Mynydd Eilian.

### **Kitchen 16'5" x 8'5" (5.01 x 2.58)**

Having a modern range of base and wall units in a light cream laminated finish with contrasting worktop surfaces and tiled surround. Integrated ceramic hob with electric oven under, integrated fridge and recess for a washing machine. Stainless steel sink unit, pantry cupboard, electric room heater and telephone point.

### **Farm Kitchen 10'10" x 10'7" (3.31 x 3.25)**

Having an oil fired Rayburn stove with adjoining hot water tank and further wall cupboard. Dual aspect windows.

### **Reap Porch 8'2" x 6'0" (2.51 x 1.83)**

Overlooking the rear garden and having a tiled floor and double glazed outside door.

### **Lounge 13'3" x 12'9" (max) (4.06 x 3.91 (max))**

With a front aspect window with distant sea views, tiled fireplace and hearth, tv connection, staircase to the first floor.

### **First Floor Landing**

With hatch to the roof space.

### **Bedroom 1**

Having dual aspect windows, electric heater, tv connection.

### **Bedroom 2 9'4" x 8'6" (2.86 x 2.60)**

Enjoying fine sea views to the front, electric room heater.

### **Bedroom 3 8'1" x 7'9" (2.48 x 2.38)**

Again with fine sea views to the front, tv cable.

### **Bedroom 4 8'0" x 7'10" (2.45 x 2.40)**

With rear aspect window, electric shower room.

### **Shower Room 8'6" x 6'9" (2.61 x 2.06)**

With corner shower cubicle with electric shower control, wash hand basin, WC, radiator

### **Outside**

To the front of the farm house is a large concreted yard area which gives ample off road parking and access to the adjoining garage and sheds and continues down to the main concreted farm yard.

To the rear is a lawned garden area with vegetable garden and greenhouse.

### **Outbuildings**

A feature of Glan-Ilyn farm are the very extensive range of farm buildings which would complement a much larger farm unit and from previous use as a dairy farm and more recently as a stock rearing farm. There are also an good range of Stables provided.

### **Garage and Shed 26'2" x 15'8" (8.00 x 4.80)**

Adjoining the house and two partitioned areas and WC.

Linked to the garage is a further SHED 15.0 X 5.5

### **Stable 1 13'1" x 11'5" (4.0 x 3.5)**

With good headroom.

### **Stable 2 19'8" x 12'9" (6.0 x 3.9)**

Good headroom

### **Stable 3 12'9" x 11'1" (3.9 x 3.4)**

Good headroom

### **Feed Store 15'8" x 11'5" (4.8 x 3.5)**

Water tap

### **Workshop 19'8" x 8'10" (6.0 x 2.7)**

With power and water.

### **Cubicle Shed 68'10" x 23'7" (21.0 x 7.2)**

With cubicles to tie 35 and central alley, water supply.

### **Former Parlour 24'3" x 15'1" (7.4 x 4.6)**

With adjoining Dairy.

### **Calf Shed 25'11" x 20'11" (7.9 x 6.4)**

### **Bottom Yard**

At the bottom of the farmstead is a very large concreted yard area with an older style Slurry ramp and access to:

### **Loose Box 21'11" x 11'5" (6.7 x 3.5)**

### **Loose Box 2 21'11" x 11'1" (6.7 x 3.4)**

### **Loose Box 3 22'3" x 12'9" (6.8 x 3.9)**

### **Loose Box 4 16'0" x 12'5" (4.9 x 3.8)**

### **Loose Box 5 14'1" x 13'5" (4.3 x 4.1)**

### **Former Pig Sty 31'9" x 18'0" (9.7 x 5.5)**

With 5 enclosures.

### **Atcost Hay Barn 49'2" x 24'7" (15.0 x 7.5)**

With lean-to Machinery Store 15 x 4.3

### **Land**

Extending to just over 12 acres, the land is in mostly good heart, the majority capable of cultivation with a central access track and natural water supply

### **Services**

Mains electricity.

Mains water supply and private drainage.

### **Tenure**

The whole is understood to be freehold and will be sold with vacant possession.

### **Council Tax**

Band C

## **Energy Efficiency**

Band F

### **Agents Notes**

Two public footpaths cross the land.

It is understood that the private lane leading down to the entrance of Glan Llyn is adopted by the Local Authority.

### **Directions**

Passing the village of Penysarn on the A5025 road to Amlwch. Pass the bus-stop on the right. Approx 100 meters on the right (on the brow of the hill, where on the right there is a lane before two bungalow), turn right down that lane and proceed to the far end of the track, bearing left until you see the sign for Glan-llyn.



## Floor Plan

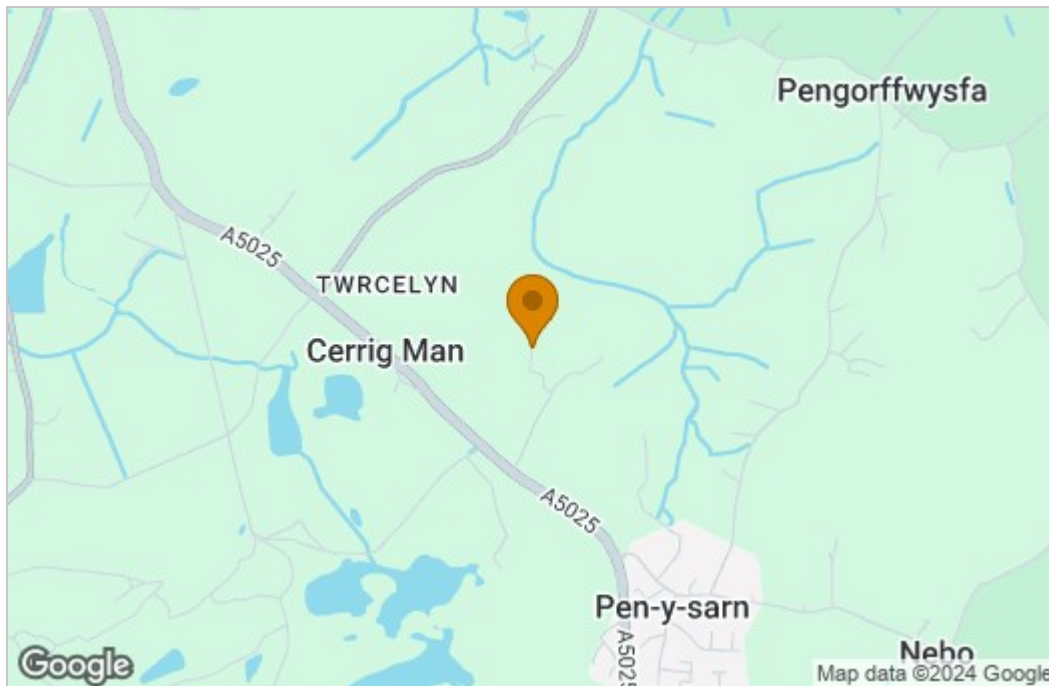


Total area: approx. 107.2 sq. metres (1153.8 sq. feet)

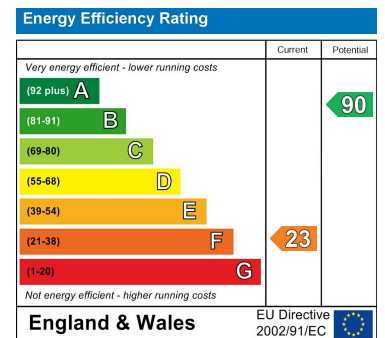
This floor plan is for illustrative purposes only and may not be representative of the property. The measurements are approximate and are for illustrative purposes only.  
Plan produced using PlanUp.

### Glanllyn, Penysarn

## Area Map



## Energy Efficiency Graph



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