

EGERTON ESTATES



Penrhos House Brynrefail, Dulas, LL70 9PX **Offers In The Region Of £885,000**

Welcome to this stunning property located in the picturesque village of Brynrefail, Dulas. This impressive and versatile Country Residence is situated within 4.2 acres of land, and comprises of not only a very spacious four bedroom main residence, but a quality two bedroom annex. It enjoys a panoramic vista over the eastern coastline of Anglesey, with the land currently dedicated to equestrian use with a detached stable, separate Barn and Menage

In all it extends in all to over 2300 square feet, having a 27 foot lounge enjoying delightful coastline views, a 21 foot sitting room, and a quality 26 foot kitchen. Coupled with 4 bedrooms, one with a large balcony, Study and 2 bathrooms, there is adequate accommodation for a larger family, together with an adjoining 2 bedroom annex with kitchen and bathroom and access onto its own patio.

Modernised to a very good standard by the present owners, the accommodation is double glazed and has oil central heating, as well as having ample off road parking and a detached double garage.

It is most worthy of inspection to appreciate the size and quality of a delightful country residence.

Entrance Porch 11'6" x 4'5" (3.53 x 1.36)

With double glazed surround and central entrance door. Wide opening to :

Reception Hall 11'6" x 11'5" (3.51 x 3.50)

With a stained timber stair case to the first floor, radiator. partitioned cloak cupboard with ample coat hanging space.

Sitting Room 21'6" x 14'7" (6.56 x 4.47)

A very spacious and naturally light living area with dual aspect to the front and rear, and to include a feature local stone inglenook fireplace housing a large woodburning stove with timber lintel over. Pendant light, and wall lights, radiator, t.v and telephone connection.

Inner Hall 11'10" x 9'6" (3.63 x 2.91)

Being an open link for the lounge, sitting room and kitchen.

Lounge 27'1" x 15'4" (8.26 x 4.68)

An outstanding living space having two near full length rear aspect windows to give panoramic sea views over open countryside, underfloor heating, ceiling downlights, TV connection. walk in store room with shelving. Internal connecting door to the annex.

Kitchen/Breakfast Room 25'11" x 10'2" (7.90 x 3.10)

Opening up onto a Conservatory type extension and which gives this room excellent natural daylight. Extensive range of base and wall units in a white laminate finish with ample worktop surfaces and tiled surround. 5 ring electric cooker with two ovens and extractor fan over, and a further integrated eye level double oven and separate microwave. integrated dishwasher, tiled floor, door to the garden.

Shower Room 6'11" x 5'1" (2.12 x 1.56)

With fully tiled walls and panelled ceiling with downlights as well as a tiled floor. Large shower enclosure with electric shower control, w.c, wash basin with large mirror over. Towel radiator.

Bedroom Four 10'9" x 10'3" (3.28 x 3.13)

With dual aspect windows, radiator, laminate floor covering.

First Floor Landing

Bedroom One 14'9" x 14'9" (4.52 x 4.51)

With a feature of double opening double glazed doors onto a spacious tiled balcony which gives superb sea and coastline views. Full height fitted and deep wardrobes to one wall. Radiator.

Bedroom Two 11'4" x 8'7" (3.47 x 2.62)

Again enjoying panoramic sea and coastal views. Radiator.

Bedroom Three 14'0" x 12'5" (4.28 x 3.79)

Having a gable window and two velux windows, radiator. Access to eaves storage area.

Study 7'4" x 5'5" (2.24 x 1.66)

With rural views towards Bodafon mountain. Radiator.

Bathroom 10'8" x 5'5" (3.26 x 1.66)

Having a modern white suite comprising a panelled bath, wash basin in a vanity cupboard and under a rear aspect window giving panoramic sea views. w.c. laminated floor covering, towel radiator.

Adjoining Annex

Being self contained, having its own front and back entrance, but also with an internal link door to the main house.

Living Area 12'10" x 9'4" (3.93 x 2.87)

With both front entrance door and rear door to a patio area which enjoys panoramic sea and mountain views. Radiator, t.v. connection, timber laminate flooring.

Kitchen 10'10" x 6'9" (3.31 x 2.07)

With a good range of base and wall units in a white laminate finish with contrasting dark worktop surfaces and tiled surround. Integrated gas hob with extractor over and oven under. Recess for a washing machine and space for a fridge/freezer. 'Franke' stainless steel sink unit under a wide rear aspect window to enjoy panoramic sea and coastline views. Tiled floor.

Bathroom 10'5" x 6'2" (3.18 x 1.88)

Having fully tiled walls and floor and a four piece suite in white comprising a panelled bath, shower enclosure with thermostatic shower control. wash basin, w.c. Towel radiator.

Annex Bedroom One 16'7" x 9'10" (5.08 x 3.01)

With wide double opening and double glazed doors onto a private timber deck balcony , from where there are glorious sea and coastal views. Radiator, connecting door to the main house.

Annex Bedroom Two 14'5" x 12'7" (4.41 x 3.85)

With dual aspect front windows. Radiator.

Outside

Access off the A5025 leads to a very spacious stone gravelled entrance, giving ample parking for several cars, as well as lawned gardens with shrubbery and trees. This drive also gives access to the detached double garage.

Just off the kitchen to the rear is a large paved and timber decked patio with gazebo, to enjoy a private space to enjoy the outstanding sea views. This area leads down to a wide lawned garden which includes a timber shed, and with access through onto the menage.

Double Garage

Double garage with two up and over doors and used as a utility area with worktop surfaces and sink unit, plumbing for a washing machine. Store cupboard housing a 'Worcester' oil central heating boiler.

Static Caravan 32 x 12 (9.75m x 3.66m)

Willerby 6 berth, connected to the services.

Stables

Having 3 stables and tack room, electricity and water.

Good quality barn with electricity and water. There is a second entrance off the A5025 giving a second right of way entrance to both Penrhos House, the barns and stables.

Land

Extending to 4.2 acres or thereabouts, the land is found mostly to the rear of the house to protect the panoramic coastline views, from the house. It has been adapted for equestrian use having both a purpose made MENAGE as well as a nearby Stable Block with 3 horse enclosures with water and electricity and concreted yard area. In addition is a good quality detached BARN for storage of machinery and hay bales.

Menage 90 x 65 (27.43m x 19.81m)

With timber fencing and gates directly onto the adjoining paddock.

Council Tax Ynys Mon

Band E

Services

Mains water, electricity.

Private Bio septic tank.

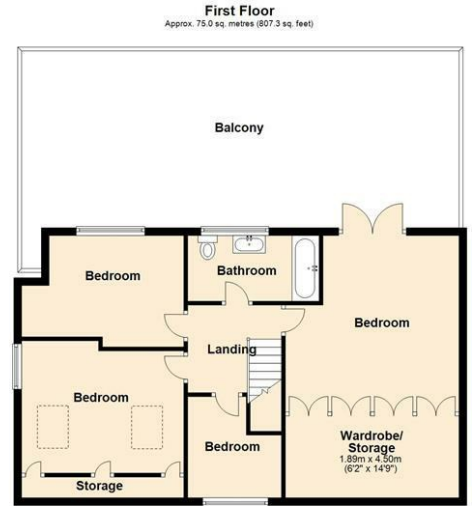
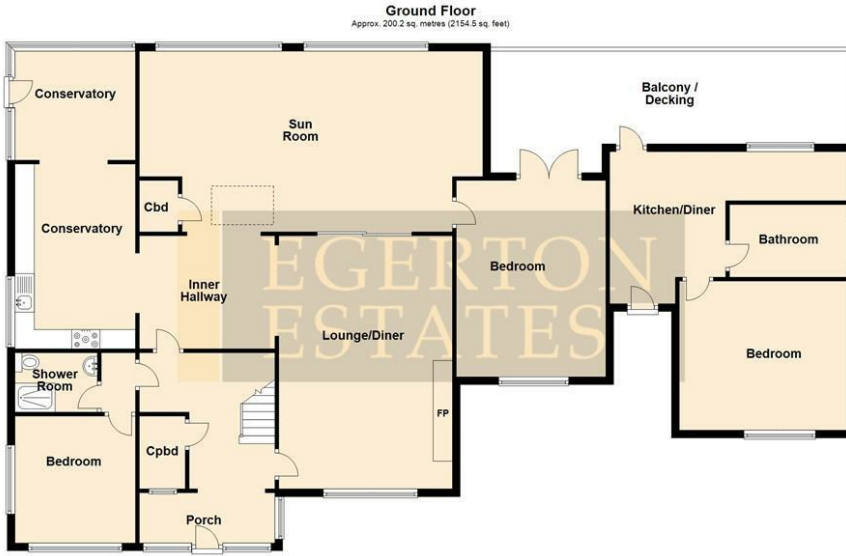
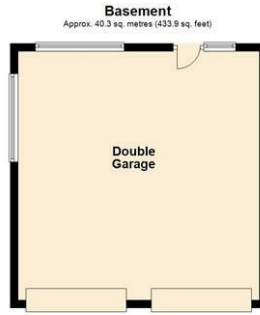
Oil central heating separate to main house and annex.

Energy Performance Certificate

Main House D (56/83)

Annex C (71/121)

Floor Plan



Total area: approx. 315.5 sq. metres (3395.6 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 PlanIt.

Penrhos House, Brynrefail

Area Map



Energy Efficiency Graph

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | 83 |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 56 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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