

EGERTON ESTATES



Tyddyn Sargent , Tyn-Y-Gongl, LL74 8NT

£900,000

* Delightful Two Bed Traditional Farmhouse * Long Established Holiday Letting Business * Just over 7.5 Acres 2 Coarse Fishing Lakes * Ty Llyn, a Three Bed Holiday Cottage * Ty Menyn, a Two Bed Holiday Cottage * Ty Teiliwr, a Two Bed Holiday Cottage * Quality Static Holiday Caravan * Beautifully Tended Grounds & Woodland * Near to Storws Wen Golf Club and Local Beaches * Wonderful Investment Opportunity

Tyddyn Sargent



An estate set in just over 7.5 acres in a peaceful and tranquil location on the beautiful island of Anglesey (Ynys Mon), including a two bedroom character former farmhouse and three updated and popular holiday cottages as well as a coarse fishery; offering an excellent established income for the new owner.

Character Farmhouse



Maintaining many character features with stone walls and exposed beams, the lounge has a log burner on a slate hearth, and a large sky lantern in the sun room fills the room with natural daylight. Bi-folding doors lead onto a private decked balcony with long stretching countryside views over the lake. Opposite the sun room is a spacious ground floor guest room. The beautiful family dining-kitchen with oak units under quartz worktops and a kitchen island to match. The 'Rangemaster' and dishwasher are integrated adding to the cosy, farmhouse kitchen feel, and the dining area has 'French' doors leading out onto a private patio. There is also a larder cupboard offering space for a fridge/freezer, while four piece bathroom is also situated on the ground floor.

The staircase from the hallway leads to the wide

mezzanine landing leading to the master bedroom, again with an exposed stone wall and two windows overlooking the grounds. This bedroom has an en-suite w.c.

Holiday Cottage 1-Ty Llyn (Lake House)



Approximately 1,011 sq feet. (93m sq). Beautifully position overlooking the lake.

Hallway into an open plan living/dining/kitchen. The kitchen has a good range of base and wall units with integrated fridge/freezer, dishwasher and a 'Rangemaster'. 'French' doors lead you to a composite decked area and a private hot-tub. Three bedrooms and shower room with the main bedroom having an en-suite shower room.

Private gardens and patio overlooking the lake

Holiday Cottage 2- Ty Menyn (Butter House)



Approximately 1,047 square feet. (97m sq)

Open plan kitchen dining and living area, leading to a twin bedroom and shower room. Staircase to the first floor and the principal bedroom with a 'Juliet' balcony offering fine views over the garden towards the lake.

Holiday Cottage 3-Ty Teiliwr (Tailors House)



Approximately 937sq Feet. (97m sq)

Accessed off a private deck enjoying views over the gardens and the lake, double doors open into the living and kitchen area with a dining conservatory off. Shower room and master bedroom with shower en-suite. Staircase to the mezzanine floor above with bedroom two and seating area.

Static Caravan- Hafod (Summer Home)



A two bedroom, 37ft luxury static caravan offers further accommodation; being close to the land with its own outside area, having two bedrooms, shower room, kitchen and living area with a raised deck to the front.

Grounds



Along with the beautiful lakes, the farmhouse has more of a private garden; with the cottages being more open with the gardens working their way down to the lake.

The buildings and lakes stretch to around 7.5 acres accessed through a 5 bar gate off the lane. A gravelled driveway gives private access to the main farmhouse with lawns, shrubs and flower beds, paddocks and a small pond can be discovered on a peaceful stroll around the grounds. To the side of the farmhouse is a greenhouse, store and summer

house, with paving leading to decked and gravelled seating areas. There is a further drive off the main drive for access, parking and turning for the holiday cottages, and the office/storeroom and stone barn.

Coarse Fishery



Featuring two well stocked lakes (approx 1.75 and 0.75 acres) containing carp, bream, roach, tench, perch and rudd. 18 fishing pegs used by both the holiday and day visitors. Turning area and w.c.

Planning

Planning no. VAR/2023/44 Approval of the relaxation of conditions in relation to the 3 holiday letting units. Although classed as 'holiday letting accommodation', there is no restriction on usage, length of stay or any such occupancy condition. It also allows the 3 holiday letting units to be sold separately (but only as holiday homes). Buyers are advised to satisfy their own enquiries with regard to the planning.

The Holiday Let Business

Tyddyn Sargent is well established, and over the 30 years has been lovingly created to offer a peaceful escape from our busy lives. Established well tended lawns and flower beds offer a calming retreat, walks through the grounds down to the lake, modernised and well-maintained cottages and the excellent fishing brings back returning customers year after year.

Further details of income can be discussed with the agent upon viewing, and further information can be obtained from the owners own web page; www.lakehouseholidays.

Energy Performance Certificate

Band E

Services

Mains water and electricity.

Private drainage.

Oil central heating.

Tenure

The property is understood to be Freehold, and this will be confirmed by the vendor's conveyancer.

Council Tax

Owners residence-Band F

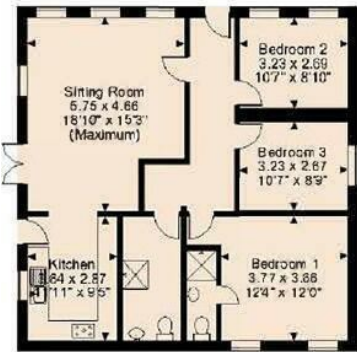
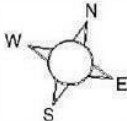
Directions

From Benllech "Square", turn up adjacent to Tesco

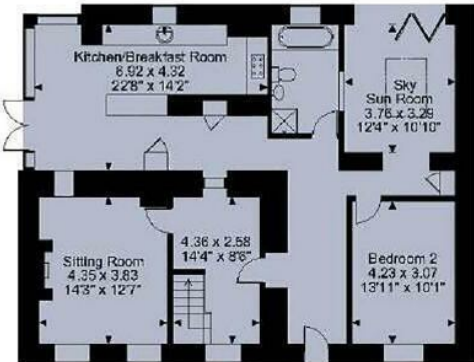
Express, signposted Brynteg and continue for about a mile out of the village. After passing the 20mph sign take the first right, (sign for Tyddyn Sargent) and continue past the Chapel along this lane and Tyddyn Sargent will be seen on the left.

Floor Plan

Tyddyn Sargent, Tyddyn Sargent, Tyn-y-Gongl, Anglesey
Approximate Gross Internal Area
Main House = 1577 Sq Ft/147 Sq M
Outbuilding = 344 Sq Ft/32 Sq M
Ty Menyn = 990 Sq Ft/92 Sq M
Ty Teiliwr = 711 Sq Ft/66 Sq M
Ty Lllyn = 980 Sq Ft/91 Sq M
Hafod = 477 Sq Ft/44 Sq M
Total = 5079 Sq Ft/472 Sq M



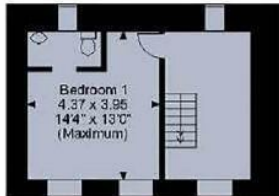
Ty Lllyn



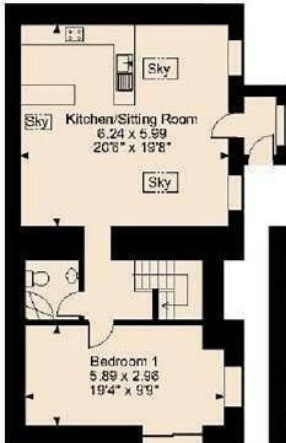
Ground Floor House



Outbuilding



First Floor House



Ty Menyn Ground Floor



Ty Teiliwr First Floor



Ty Menyn First Floor



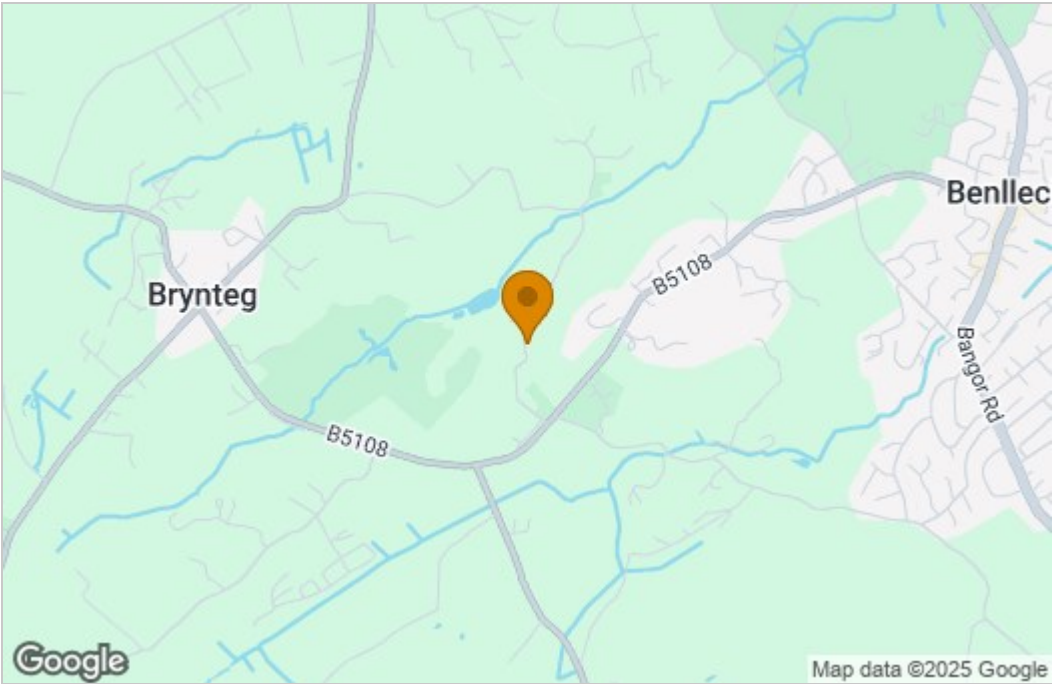
Hafod



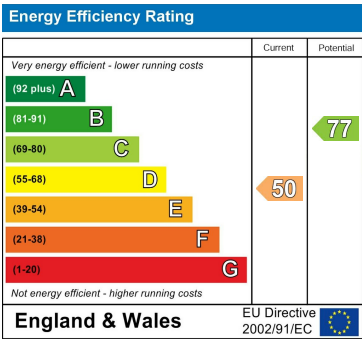
Ty Teiliwr Ground Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
□ □ □ Denotes restricted head height

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.