



Summer Court Beach Road Menai Bridge, Isle of Anglesey
LL59 5HD
Freehold Detached Offers Over £795,000

- Unique & Very Rare Opportunity To Acquire A Historic Stone Built Period Home Close To Banks Of Menai Strait
- 4/5 Bedrooms/2 Bathrooms/2/3 Receptions/Cellar/Large Garage/Workshop
- Set Within In Generous Cottage Style Gardens With Ample Shelter & Privacy
- Stunning Location Being A Stone's Throw From Belgium Promenade, Menai Strait & Telford Bridge
- Property Requires Imaginative Upgrades Throughout
- Aerial Video <https://vimeo.com/728873117/e4cd99bf11>
- 360 Virtual Tour <https://premium.giraffe360.com/lucas-estate-agents/da1da4741c52404fa37b8b1cbb5e10d4/>
- Services Mains Electric, Mains Water, Mains Drains, Central Heating Mains Gas

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Property Summary

A unique opportunity has arisen to acquire this large south facing 18th century period character residence situated in a slightly elevated position very close to the banks of the Menai strait set in a conservation area in the highly desirable town of Menai Bridge. Summer Court is full of much charm & character with many original features retained throughout & we anticipate will attract a lot of interest given the very desirable location & attractive stone appearance.

GROUND FLOOR

APPROACH

A front gate and a gravel pathway leading to double doors into vestibule opening into:

SITTING/DINING ROOM (19'11" x 15'0") (6.09m x 4.57m) a spacious sitting/dining room with attractive brick fireplace & surround, stripped floorboards, built in storage cupboard, original quarry & stone paved flooring, attractive timber staircase to first floor landing, sash window overlooking front gardens, doors leading off into ground floor accommodation & door leading down into the cellar.

LIVING ROOM (12'2" x 19'23")(3.73 x 5.84m) with fireplace & surround, stripped floor boards, recessed alcoves, attractive picture window overlooking front gardens, built in storage cupboard. Door with steps leading into: -

BEDROOM 5/STUDY (12'4" x 12'3")(3.78m x 3.75m) with sash windows overlooking front & side gardens, radiators. Separate door to inner hallway.

CELLAR (12'6" x 14'11")(3.81m x 4.56m) steps leading down from the sitting /dining room into the cellar with power & light point, small radiator & original steps leading to front entrance (covered over, not in use).

BEDROOM 3 (12'4 x 12'5")(3.78m x 3.80m) with sash window overlooking gardens at front.

BREAKFAST KITCHEN ROOM (12'5" x 22'3")(3.79m x 6.79m) split into two areas with ample space for table & chairs set on original quarry & stone tiled flooring, sash window to side garden, small step up to kitchen area with a range of bespoke kitchen cupboards & drawers, Belfast sink with granite work surfaces, duel fuel range cooker with chimney style extractor over, built in tall fridge, sash windows to sides & rear garden. Door leading to:

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INNER HALLWAY (25'0" x 4'10")(7.63m x 1.5m) with slate slabbed floor and radiator with further doors leading off into a:

GROUND FLOOR BATHROOM (15'2" x 9'0")(2.76m x 2.6m) comprising shower cubicle, WC with high level cistern, wall mounted wash hand basin, exposed slate lintels & sills, built in storage cupboard & Velux roof light.

a timber set of stairs lead up to a FIRST FLOOR BEDROOM 4

SPACIOUS GARAGE/WORKSHOP (16'3" x 18'1")(4.96m x 5.53m) with built in shelving, two windows and double folding doors.

UTILITY ROOM (15'2" x 9'0")(4.63m x 2.76m) comprising ample base & wall storage cupboards, wall mounted gas central heating boiler, slate slabbed floor, space for washer/dryer, radiator & door to rear passageway & gardens.

FIRST FLOOR

LANDING

A generous landing area with recessed bookshelves & storage drawers opening into a dormer window space that affords stunning views overlooking the front gardens with glimpses of the Menai Strait towards both the Menai Bridge and the Britannia Bridge, stripped flooring. Doors leading to:

BEDROOM 1 (12'2" x 13'9")(3.71m x 4.19m) with stripped flooring & dormer style window with sash window offering stunning views overlooking the gardens with glimpses of the Menai Strait towards both bridges.

BEDROOM 2 (12'0" x 13'8")(3.68m x 4.19m) stripped flooring & dormer style window with sash window offering stunning views overlooking the front gardens again with views of the Menai Strait toward the both bridges, door with a small set of stairs leading down to:

BEDROOM 4 (12'4" x 12'4")(3.78m x 4.3.76m) with stripped flooring, sash window to side aspect & door with quaint set of stairs leading down into the inner hallway.

BATHROOM/WC (11'10" x 13'5")(3.61m x 4.09m) a very generous bathroom suite comprising timber panelled clad oval bath, pedestal wash hand basin, bidet & WC, radiator, airing cupboard & sash window to side aspect.

The property benefits from gas central heating & sash windows

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OUTSIDE

Double wrought iron/galvanised gates lead to a gravelled pull in driveway with ample off-road parking for several vehicles, with further space for boat/caravan, stone & slate steps take you to a large lawned garden with wild meadow area with mature trees, shrubs & hedges with enclosed stone boundary wall backing onto beach road. A path takes you to the rear access entrance of the house with double doors leading into the adjoining garage/workshop.

A maze of hedged pathways leads around to the side of Summer Court with an enclosed lawned garden area with weather vane & onward to the front of the house with beautifully manicured hedges, trees & shrubs continuing with further maze of hedges leading to a lawned front garden with a gravelled pathway with a single gate taking you out onto beach road with path and steps taking you to the wonderful walks along Belgium promenade & onward to Church Island.

LOCATION

It is prudent to point out that the property's location in the town is very well placed & within easy walking distance of a Waitrose store as well as several renowned public houses & restaurants. The stunning walk along Belgium promenade and scenic walks under the Telford Suspension Bridge are a stones' throw away and in our opinion the property, grounds & its views are arguably some of the best the town has to offer. Viewing is strictly by appointment.

Menai Bridge is situated alongside the banks of the beautiful Menai Strait close to a natural narrowing where the famous Thomas Telford suspension bridge crosses the waters onto the Isle of Anglesey. In times past it was naturally seen as the place to cross by ferry before the bridge was constructed. This northern section of the strait opens out into a fabulous bay leading to the Irish Sea sandwiched between the Snowdonia mountains to one side and Puffin Island to the other which is just off the eastern tip of the island. You'll find the area offers so much in the way of convenience ideally situated for the University City of Bangor which is only 2 miles away on the mainland.

The town has an interesting mixture of Georgian, Victorian and Edwardian architecture - even the main shopping area has a number of attractive traditional style shop frontages, and all of your day-to-day requirements are well catered for. The town naturally has a sea faring heritage being a popular place to launch and moor sailing vessels with repair facilities also being catered for. Interestingly, the University of Bangor has a large vessel moored here which undertakes expeditions to far flung places. The vibrant town is a great place to shop and eat having a wide variety of independent shops, taverns and restaurants and is situated on the tourist route for the historic town of Beaumaris.

Menai Bridge has primary and secondary schools and the excellent road links give easy access to all the outlying towns and villages as well as the main A55 expressway which allows easy access to northern coastal towns, the port of Holyhead and the cities of Chester, Liverpool and Manchester. We think you will find the area to be rather special - there's much to see and do in the area and the scenery, well we're sure you'll fall in love with it!

Council Tax Band G

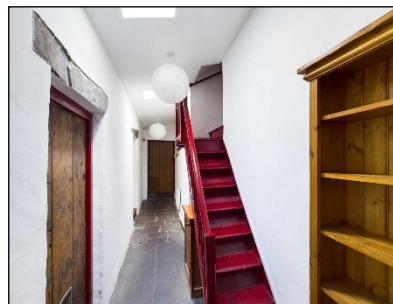
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<https://goo.gl/maps/uwGzhSTMBdcnEnMQ7> Sat Nav LL59 5HD

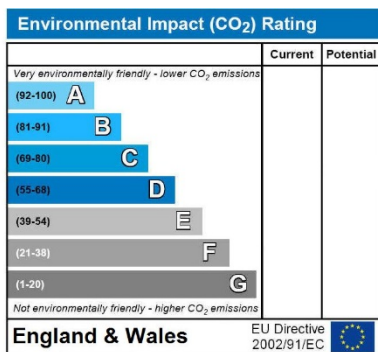
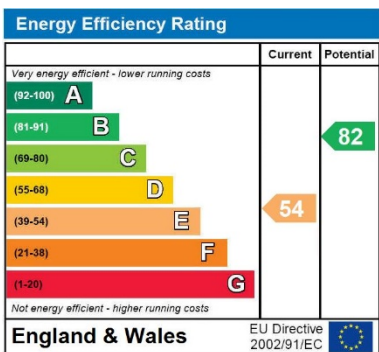
AGENTS NOTES: If you arrange a viewing of this property, you will receive a confirmation email in your inbox. Please make sure you check your 'spam' or 'junk' folder as it sometimes finds its way in there.

Note to Customers

Lucas Estate Agents recommend clients/customers to use the conveyancing services of Mackenzie Jones Solicitors. The client/customer will receive a free, no obligation conveyancing quote from Mackenzie Jones Solicitors, should the client/customer proceed to engage the services of Mackenzie Jones Solicitors and a property transaction successfully completes, then Lucas Estate Agents will receive a referral fee of £120 inclusive of VAT. Lucas Estate Agents recommend clients/customers to use the financial services of FFP Solutions Ltd. With the consent of the client/customer, their details will be passed on to FFP Solutions Ltd to assist with their financial requirements. Should the client/customer proceed to engage the services of FFP and successfully purchase a product/service then Lucas Estate Agents will receive a referral fee of 50% of any commission earned by FFP Solutions Ltd



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<https://find-energy-certificate.service.gov.uk/energy-certificate/8600-5399-0822-3297-2323>

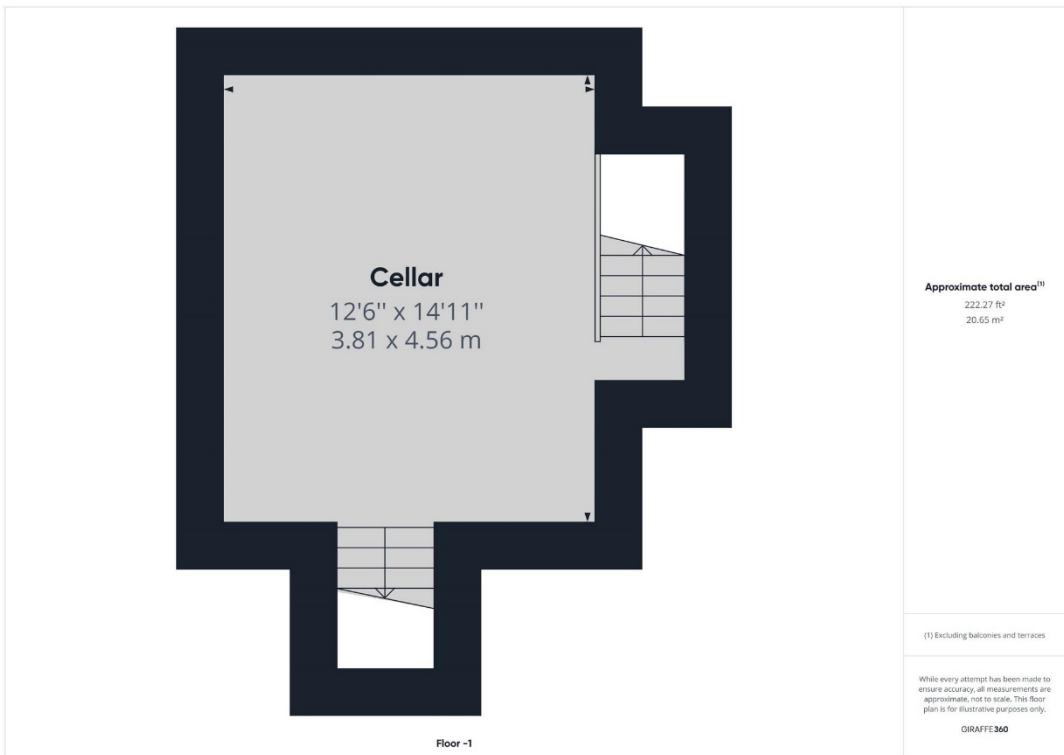
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