



Penrhos Carmel, Llanerchymedd LL71 7DH
Freehold Detached
OFFERS OVER £550,000

- Stunningly Positioned Extended Detached Character Home Together With A Recently Renovated Adjoining Annexe
- 5 Bedrooms/2 Bathrooms/4 Receptions
- Breathtaking Views Of The Open Countryside To All Sides With Distant Mountain Views To The Front
- Superbly Laid Out Landscaped Gardens With Significant Off-Road Parking, Lawned Areas, Patios, Bespoke Koi Pond, Two Garages, Workshop & Two Storage Buildings
- Amazing Sunrises To The Front & To The East Are Equally Stunning Sunsets
- Located In The Rural Hamlet Of Carmel, 1½ Miles From The Village Of Llanerchymedd
- Services Mains Electric, Mains Water, Septic Tank Drains, Central Heating Oil Fired

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

Property Summary

A Stunningly Positioned Extended Detached Character Home Together With A Recently Renovated Adjoining Annexe Located In The Rural Hamlet Of Carmel, With Breathtaking Views Of The Open Countryside To All Sides With Distant Mountain Views To The Front Aspect. The Property Has Been Updated By The Current Owners To Provide Spacious Living Accommodation Throughout & Also Boasts Superbly Laid Out Landscaped Gardens With Significant Off-Road Parking, Lawned Areas, Patios, Bespoke Koi Pond, Two Garages, Workshop & Two Storage Buildings. The East Facing Aspect Provides Amazing Sunrises To The Front & To The West Are Equally Stunning Sunsets. The Hamlet Of Carmel Is Situated Centrally On The Isle Of Anglesey Approximately 1½ Miles From The Village Of Llanerchymedd. Carmel Is In A Slightly Elevated Position Allowing For Exceptional Open Views To The South Over The Unspoilt Anglesey Countryside To The Magnificent Snowdonia Mountain Range On The Mainland

The accommodation which benefits from oil fired central heating and double glazing briefly comprises front porch with ceramic tiled flooring, windows to front and side aspect, door into kitchen briefly comprising base and wall storage cupboards with peninsular glass display units over breakfast bar, space and plumbing for washing machine and dishwasher, space for free standing range style cooker, 1 ½ bowl ceramic sink unit with mixer tap and complimentary work surfaces, ceramic tiled flooring, leaded effect window to front aspect, doors leading off into living room with wood burning stove set on slate hearth and timber surround, leaded effect window to rear aspect, sliding patio doors leading out to rear, low maintenance floor covering, door to rear hallway with ceramic tiled flooring, glazed door leading out to a flagged patio area and door to useful separate wc briefly low flush wc, wall mounted wash hand basin, ceramic tiled flooring, leaded effect window to side aspect and complementary wall tiling.

Continuing off the kitchen is an opening through into the dining room with solid oak floor, leaded effect windows to front and rear aspect, dual access through into the sitting room with solid oak floor, leaded effect windows to front and rear aspect, stairs to first floor, door to front gardens. A door from the kitchen takes you through into an office/bedroom with fully glazed door to flagged patio, window to rear aspect, slingsby style ladder into loft space, ceramic tiled flooring, opening through into a useful storage room with sliding mirrored door to fitted cupboard (this would be an easy conversion into an en-suite bathroom), low maintenance floor covering, leaded effect window to rear aspect, door through into utility/linen room with built in storage cupboard, base and wall storage cupboards, low maintenance floor covering, door through into the annexe.

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

The first floor in the main house briefly comprises landing with leaded effect window to rear aspect boasting stunning views of the open countryside, doors off into main bedroom with leaded effect windows to front and rear aspects both of which offer quite stunning views of the open countryside and distant mountain views, bedroom 2 with leaded effect window to front aspect boasting stunning views of the open countryside and distant mountain views, bedroom 3 with leaded effect window to front aspect boasting stunning views of the open countryside, distant mountain views and built in storage cupboard and completing the first floor is the main bathroom suite briefly comprising corner bath with shower over and concertina glass door, low flush wc, pedestal wash hand basin, chrome heated towel rail, complimentary floor and wall tiling and frosted window to rear.

The adjoining self-contained annexe which has recently been upgraded throughout to a very high standard briefly comprises door into lounge/diner with solid oak flooring, window to side aspect, slingsby style ladder into loft space, sliding oak doors through into the main bedroom with solid oak flooring & two windows to side aspect. Continuing off the lounge/diner is a door into the annexe kitchen briefly comprising base and larder tower storage cupboards in oak, drawer pack with complementary marble effect work surfaces 1 ½ bowl ceramic sink unit with mixer tap, built under electric cooker with induction hob and glass chimney style extractor over, space for built under free standing fridge, space for recessed washer, complementary floor and wall tiling with matching splash backs, leaded effect window to side aspect, door adjoining main house into laundry/utility room, door through into the rear porch with built in storage/boiler room with louvred doors, ceramic tiled flooring, door to rear flagged patio area, door through into shower room briefly comprising shower cubicle, low flush wc, pedestal wash hand basin, chrome heated towel rail, recessed lighting, built in storage with louvred doors and complementary floor and wall tiling.

Externally

Superbly landscaped external gardens with dual gated access onto a very generous block paved courtyard providing significant ample off-road parking for several vehicles, with easy onward access to the house and annexe together with enclosed lawned garden areas directly in front of the main property which are mainly laid to lawn along with mature trees, hedges and established flower beds.

A gravelled drive to the side of the annexe leads to the rear of the property where there is a gravelled courtyard providing additional extensive parking for several vehicles/boat/caravan/motor home leading to two garages with an adjoining workshop along with an elevated enclosed koi pond and decked surround with doors leading into the pump house and located just off the veranda & patio area are a range of useful store sheds adjoining the main house. There is also a larger garden which is mainly laid to lawn enjoying pleasant views over the open countryside, with raised beds, trees and shrubs bordering the property. Completing the rear are two enclosed flagged patio areas located off the office/bedroom and rear porch off the annexe.

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

Notes

The property also benefits from a recently installed Worcester condensing boiler and both the main house and the Annexe have separate heating controls and room thermostats.

Location

The hamlet of Carmel is situated centrally on the Isle of Anglesey approximately 1½ miles from the village of Llanerchymedd. Carmel is in a slightly elevated position allowing for exceptional open views to the south over the unspoilt Anglesey countryside to the magnificent Snowdonia mountain range on the mainland. Situated on the B5112, this allows quick and easy access to the main A55 expressway (Junction 5) which traverses the island making commuting easy. Local amenities can be found at Llanerchymedd which has a convenience store/post office, doctor's surgery, 2 public houses and a primary school whilst also being on a bus route. The larger market town of Llangefni lies roughly 7 miles away where you will find bustling trade by way of a number of independent shops, retailers and supermarkets together with primary schools, a secondary school, college facilities and an industrial park. Anglesey is a rich and fertile island with a renowned coastline including wide sandy beaches and staggering cliffs with over 120 miles of coastal pathways to enjoy.

Council Tax Band D

Exact Location

what3words ///fixated.carver.abstracts

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.

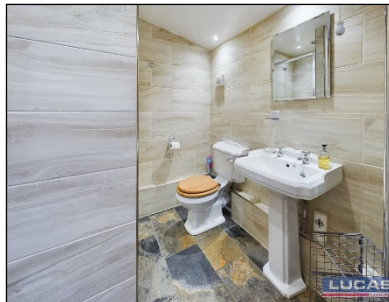
Note to Customers

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

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.



These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	19	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

<https://find-energy-certificate.service.gov.uk/energy-certificate/0530-2834-7421-9425-3945>

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.



These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.



These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.