



Bryntirion; Bryntirion Bach & The Coach House Parc Y Faenol
Felinheli LL56 4JX
Freehold Detached £3,000,000

- Magnificent Grade II* Residence With A Georgian Remodelling, Sits In An Idyllic Location With Superb Views Over Parkland, Eryri (Snowdonia) Mountains And The Menai Strait.
- 15 Bedrooms/9 Bathrooms/8 Receptions
- Offered For Sale Together With Its Annex Bryntirion Bach, A Converted Coach House, Range Of Outbuildings, Stables And Agricultural Storage Shed
- Grounds Extend To Some 26 Acres Comprising Field And Woodland And Are Bordered By National Trust Land.
- Property Retains Many Original Features And Also Offers Tremendous Potential To Be Run As A Wedding Venue Or Boutique Hotel Subject To The Necessary Consents.
- Divided Into Well-Proportioned Paddock Enclosures Together With Mixed Amenity Woodlands. In Addition To These Areas And Situated At The Rear Of The Property Is A Floodlit Ménage.
- Services Mains Electric, Mains Water, Septic Tank Drains, Central Heating Oil Fired & LPG Gas Central Heating In Coach House

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Property Summary

A rare opportunity to purchase a splendid country property which has rarely been available for sale in the last 150 years. Having formerly been part of the Vaynol Park Estate, this magnificent Grade II* residence with a Georgian remodelling sits in an idyllic location with superb views over parkland, Eryri (Snowdonia) mountains and the Menai Strait.

This secluded country estate is offered for sale together with its annex Bryntirion Bach, a converted coach house, range of outbuildings, stables and agricultural storage shed. The grounds extend to some 26 acres comprising field and woodland and are bordered by National Trust land. Noteworthy too is the valuable shooting rights within the grounds and some of the neighbouring land.

With a history dating back to the first half of the 18th century, the property retains many original features including the exposed limestone exterior walls. The property also offers tremendous potential to be run as a wedding venue or boutique hotel subject to the necessary consents.

In 1830's it became under the ownership of the Vaynol Estate who used it as the home and office of the Agent of the Estate and is said to retain a strongroom for the estate deeds.

Bryntirion

The main ground floor accommodation is currently laid out to provide main entrance hallway with ante and cloak rooms, reception hallway, 4 main reception rooms (2 sitting, dining, gym), large kitchen diner with aga and range cooker, laundry and washrooms, gun room and 2 cellars.

The first floor comprises a beautiful master bedroom with ensuite bathroom and dressing room with stunning views over Menai Straits through its bay windows, hallway sitting area, and one further ensuite bedroom. Further into this floor is one further bedroom, 2 bath/washrooms and a study.

The second uppermost floor is currently laid out to provide a large sitting room with similar views over the Menai Strait, 2 bedrooms/study, a small sitting area and bathroom.

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Bryntirion Bach

The splendid recently refurbished accommodation is currently laid out over two floors interconnected to the main property and provides entrance porch, open plan lounge/dining/kitchens, utility room, 6 bedrooms, 4 of which are ensuite and 2 further bath/shower rooms.

The Coach House

This was recently beautifully restored and converted retaining many of its original features and styling. The accommodation is currently laid out to provide a lounge/dining room, kitchen, 2 bedrooms and bathroom.

The grounds

The land undoubtedly enhances the visual setting and tranquillity of the property with a most impressive long driveway encircling the small paddock overlooked by Bryntirion, being lined with mature trees to create a superb approach to the property behind private gates. There is an attractive sun-drenched sitting area to the front of the house and a pleasant side garden. To the rear of the property on the West side, is a large walled garden with patio and lawn providing a superb and secluded seating area for those warm summer evenings.

The property stands handsomely in the centre of the surrounding land which extends to approximately 26 acres and is divided into well-proportioned paddock enclosures together with mixed amenity woodlands. In addition to these areas and situated at the rear of the property is a floodlit Ménage.

Outbuildings

Bryntirion has the benefit of an extensive range of outbuildings and stables which not only provide a useful addition to the land, but also have potential for conversion to further residential accommodation if required and subject to the necessary consents. One of which, a former Groom's Cottage, has planning permission to be converted to a dwelling. These are grouped around a gated stable/stock yard with direct access to a paddock and the walled garden. To the South of the property there is a more modern agricultural shed providing an extensive storage area and alongside which is a further stable building.

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Location

Having formerly been part of the Vaynol Park Estate, this magnificent Grade II Georgian residence sits in an idyllic location with superb views over parkland, Eryri (Snowdonia) mountains and the Menai Strait and is within easy access of the A55 and the university city of Bangor with its wide range of amenities – just 4 miles away. Vaynol Park (Parc Y Faenol in Welsh) lies on the mainland side of the Menai Strait and comprises over 1000 acres of parkland, is contained within a stone wall 7 miles long.

The village of Y Felinheli is situated along the banks of the superbly scenic Menai Strait, roughly halfway between the city of Bangor and historic Caernarfon town. There are a good range of local amenities available within the village including a primary school whilst also having boat and sailing facilities plus a marina. Alongside the port you'll also find established businesses that support maritime pursuits as well as welcoming pubs and restaurants. Access to all the surrounding attractions, towns and villages, Eryri (Snowdonia) and Anglesey couldn't be more convenient with the excellent road network situated nearby including the A55 expressway. Nearby Bangor has a renowned university as well as a wide range of high street shopping outlets, supermarkets, out of town shopping facilities and a mainline railway station providing links for the Northwest coast and the port at Holyhead.

Part of the North Wales Coastal Path also runs along the fore shore of the estate from Menai Bridge to Felinheli or even all the way to Caernarfon. See the link below:
<https://www.walkthewalescoastpath.co.uk/routes/wales-coast-path-menai-bridge-caernarfon/>

Bryntirion Council Tax Band I
Bryntirion Bach Council Tax Band G

Exact Location

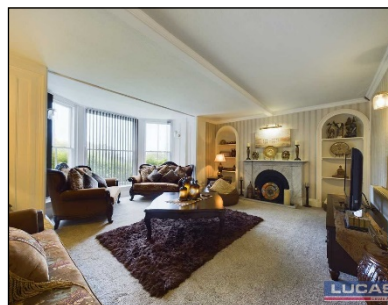
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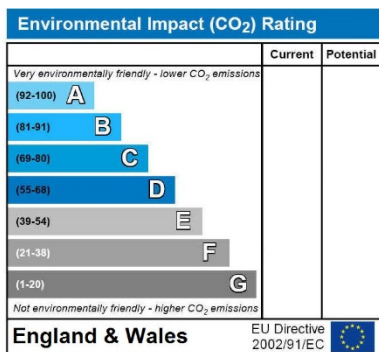
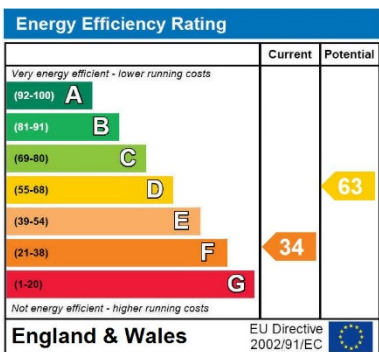
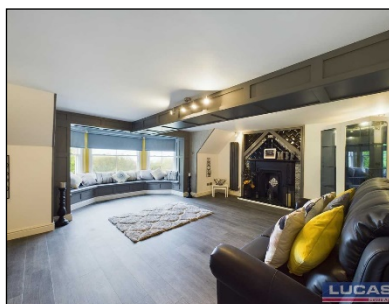
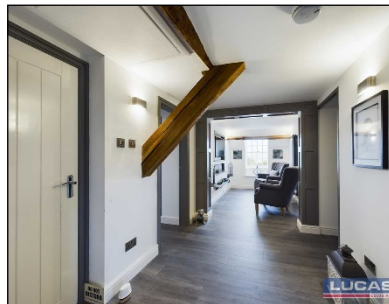
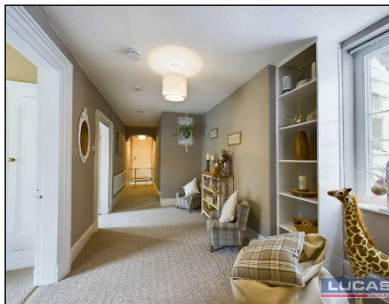
AGENTS NOTES: If you arrange a viewing of this property, you will receive a confirmation email in your inbox. Please make sure you check your 'spam' or 'junk' folder as it sometimes finds its way in there.

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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Bryntirion

<https://find-energy-certificate.service.gov.uk/energy-certificate/6634-0023-5400-0443-0296>

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Bryntirion Bach

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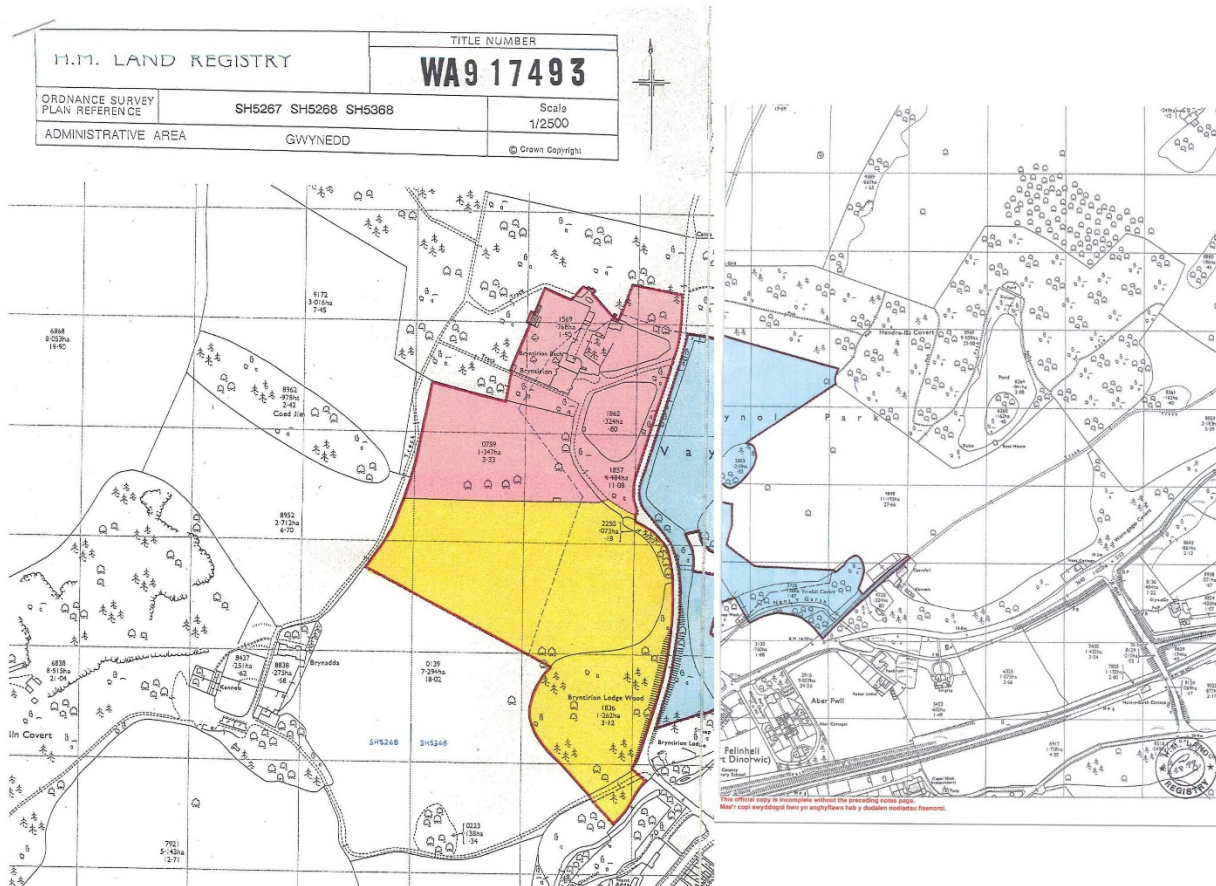
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