



Ferry House Brynsiencyn LL61 6TQ
 Waterside-Freehold
 £845,000

- Unique And Rare Opportunity Has Arisen To Acquire This Historical Ferry House At Foel In Brynsiencyn
- 3 Bedrooms/2 Bathrooms/2 Receptions
- Outstanding Panoramic Views Stretching From Aber Menai Down The Menai Strait To Both South & Easterly Directions & Over Toward The Historic Town Of Caernarfon
- The Property Also Boasts Its Own Tidal Dock With Separate Slip Way Access For Launching
- Large Garage/Workshop/Storage Building And Enclosed Off Road Parking.
- Impressive Views Of Yr Wyddfa (Snowdonia Mountains) Along With Yr Eifl (Rivals) Hills Toward The Llyn Peninsular.
- EPC D; Council Tax Band E £2582.25 2025/2026; Broadband Up To 662 Mbps
- Services Mains Electric, Mains Water, Water Treatment Plant Drains, Central Heating Oil Fired & Solar Panels

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Property Summary

A Unique And Rare Opportunity Has Arisen To Acquire This Historical Ferry House At Foel In Brynsiencyn Situated On The Banks Of The Menai Strait With Outstanding Panoramic Views Stretching From Aber Menai Down The Menai Strait To Both The South & Easterly Directions & Over Toward The Historic Town Of Caernarfon With Equally Impressive Views Of Yr Wyddfa (Snowdonia Mountains) Along With Yr Eifl (Rivals) Hills Toward The Llyn Peninsular. The Property Also Boasts Its Own Tidal Dock With Separate Slip Way Access For Launching Together With South Facing Flagged Patio Areas Together With A Large Garage/Workshop/Storage Building And Enclosed Off Road Parking.

Ferry House Offers Spacious Accommodation Throughout Having Been Extended By The Current Owner That Incorporates A Living Room, Main Bedroom En Suite Bathroom With A Balcony Terrace Off & Has Also Undergone A Programme Of Upgrades & Improvements Including Window Replacement, Solar Panel Installation, Water Treatment Plant & Damp Course Along With New Windows And Glass Roof To The Conservatory/Sunroom.

The Property Is Within Easy Walking Of Several Tourist Attractions Including Foel Farm, Halen Mon and The Sea Zoo With The Coastal Path Adjacent to The Property & Is Located On The Periphery Of The Village Of Brynsiencyn On The South-West Coastline Of Anglesey Some 7 Miles From The Village Of Llanfairpwll Offering Shopping Facilities, A School, Train Station And Easy Access To The A55 Expressway.

The accommodation which benefits from oil fired central heating, solar panels and double glazing briefly comprises a stable style front door into a most spacious open plan kitchen/dining area with slate tiled flooring, recessed lighting throughout, Shaker style fitted kitchen with base and wall storage cupboards with complementary granite work surfaces and upstands, stainless steel single bowl sink with mixer tap with a wide framed rectangular opening above with recessed lighting boasting absolutely stunning views through the conservatory/sun lounge of the Menai strait, historic Caernarfon, tidal dock and mountains beyond, recessed oil fired AGA with timber surround and mantel over, AEG integrated double oven with AEG MICROMAT combination microwave above, ceramic hob with upstand over and extractor above, integrated dishwasher, peninsular area with adjoining integrated fridge/freezer, door off into a spacious laundry/utility room, window to front aspect.

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Continuing into the dining area where there is ample space for table and chairs with a window to the rear aspect boasting absolutely stunning views of the Menai strait, Caernarfon, tidal dock and mountains beyond, and an opening takes you onward into a the spacious south facing conservatory/sun lounge with slate tiled flooring, two pairs of French doors providing dual access to the rear patio areas and onward access to the slipway and tidal dock and panoramic views to three aspects offering breathtaking views of the Menai strait, historic town of Caernarvon and amazing views of the Yr Wyddfa (Snowdonia) mountain range.

From the dining area an opening takes you through into the living room with recessed lighting, recessed wood burning stove with brick surround with timber mantel set on a slate hearth, two pairs of French doors proving onward access out onto the flagged patio/entertaining area and stairs leading up to the first-floor accommodation.

Continuing off the open plan kitchen/dining area is a door through into a spacious laundry/utility room with slate tiled flooring, base and wall storage cupboards with complementary work surfaces, stainless steel sink with mixer tap, space for free standing washer, built in storage cupboards, two built in cupboards housing both the oil fired central heating boiler and water tank, door off into a separate Wc with slate tiled flooring, low flush Wc, pedestal wash hand basin, extractor fan, dado rail and complementary timber panelling and a recessed window looking out to the Menai strait.

A door off the laundry/utility takes you through into a very spacious garage/storage/workshop formerly the waiting room for the Ferry house that currently provides ample storage for water sports equipment with feature exposed beams and purlins, a mezzanine offering further storage and a large window overlooking the dock with side door to the rear along with a Velux roof light letting in plenty of natural light with a roller door out to the parking area at the side of the property. Note (Suitable for conversation subject to the relevant planning approvals)

The first floor briefly comprises a split landing with recessed lighting, Velux roof light and a door leading off into bedroom 1 en suite bathroom with recessed lighting, French doors with adjoining windows leading out onto the balcony terrace with steel balustrade boasting spectacular panoramic views over the Menai strait, the tidal dock, the historic town of Caernarvon with its stunning castle with outstanding views stretching from Aber Menai down the Strait and toward the Yr Eifl (Rivals) hills toward the Llyn peninsular, port hole window and a door off into the en suite bathroom briefly comprising a free standing double edged bath with mixer tap set on tiled flooring, vanity sink unit with storage cupboards, low flush Wc, walk in shower cubicle, chrome heated towel rail, recessed lighting, extractor fan, complementary tiled walls, low maintenance flooring and a window above the bath boasting spectacular panoramic views over the Menai strait, the tidal dock, the historic town of Caernarvon with its stunning castle.

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The landing continues with two windows to the front aspect and further doors leading off into bedroom 2 with a window to the rear aspect boasting spectacular panoramic views over the Menai strait, the dry dock, the historic town of Caernarvon with its stunning castle and door off into an en suite bathroom, bedroom 3 with window to front aspect and a window to the rear aspect boasting spectacular panoramic views over the Menai strait, the tidal dock, the historic town of Caernarvon with its stunning castle and door off into en suite and completing the accommodation is a dual accessed en suite for both bedroom 2 and 3 briefly comprising a free standing double edged bath with mixer tap with shower fittings, low flush Wc, pedestal wash hand basin, complementary tiled walls and flooring, extractor fan, chrome heated towel rail and a window above the bath boasting spectacular panoramic views over the Menai strait, the tidal dock, the historic town of Caernarvon with its stunning castle.

Externally

A stone wall with a timber gate leads to an area for ample off road parking with onward access to the garage/workshop/storage building with a path leading down to the dry dock area NOTE: The half-tide dock provides a sheltered area of approximately 70'0" X 40'0" with a depth on mean high water spring for boats. Additional access is via a slipway to the water for launching. A gate with glazed screens leads into an enclosed flagged area with space for planters and tubs leading into a larger flagged area with ample space for table and chairs with onward access via the side door to the garage/workshop/storage building and conservatory/sunroom. To the left side of the property is a pull in area with space to store recycling and refuse bins with a gate leading to the front of the property and onto a flagged seating area perfect for al fresco entertaining and relaxing on with access into the living room and conservatory/sun room.

Location

Sitting in arguably one of the most scenic locations on the beautiful Isle of Anglesey is the stunning Ferry House. This well appointed property is conveniently close to numerous tourist attractions, even being within walking distance of the coastal path, Foel Farm, Halen Mon and The Sea Zoo. Also nearby is the ever popular Newborough beach and warren while the hamlet of Brynsiencyn itself offers a public house, convenience store & take-away. The Ferry house is located on the periphery of the village of Brynsiencyn on the south-west coastline of Anglesey some 7 miles from the village of Llanfairpwll offering shopping facilities, a school, train station and easy access to the A55 expressway. It in turn links you to the mainland and Bangor for all your major shopping needs and the rest of the UK motorway links, meaning you enjoy tranquil surroundings without being too far from everything you need. Valley & Caernarfon airport are also approximately 35 minutes travelling time away.

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Agents Notes

The property is of stone and standard construction under a slate roof
All windows replaced 2020
Conservatory was upgraded with new windows and roof in 2021
Damp course installed 2005
Solar panels installed 2010
Water treatment plant installed 2010
Walls of the tidal dock belong to the property
The crown estate owns the seabed, and the owner pays £300 pa for rental of seabed

Council Tax Band E £2582.25 2025/2026
Broadband Up To 662 Mbps

Exact Location

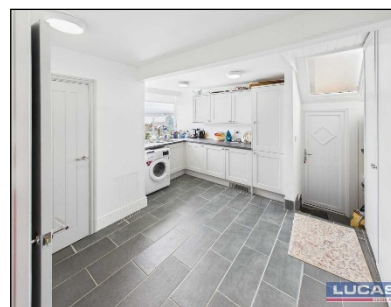
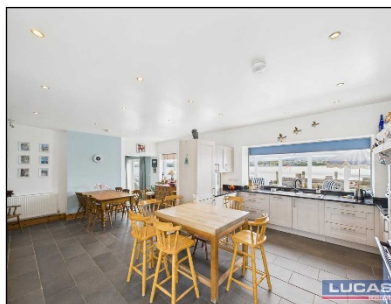
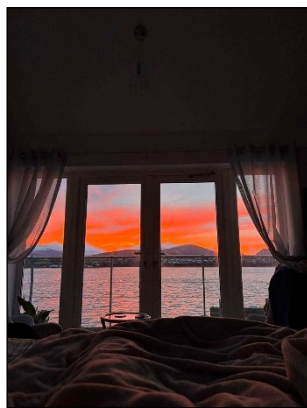
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AGENTS NOTES: If you arrange a viewing of this property, you will receive a confirmation email in your inbox. Please make sure you check your 'spam' or 'junk' folder as it sometimes finds its way in there.

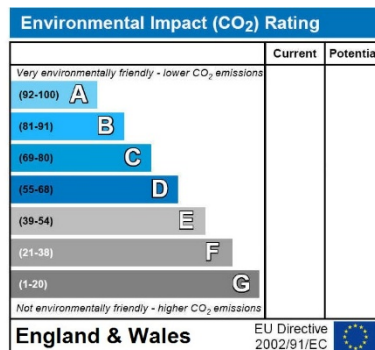
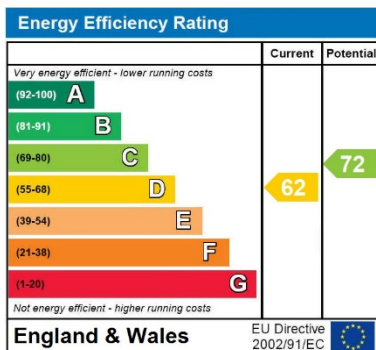
Note to Customers

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.

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<https://find-energy-certificate.service.gov.uk/energy-certificate/9453-3052-5203-2035-7204>

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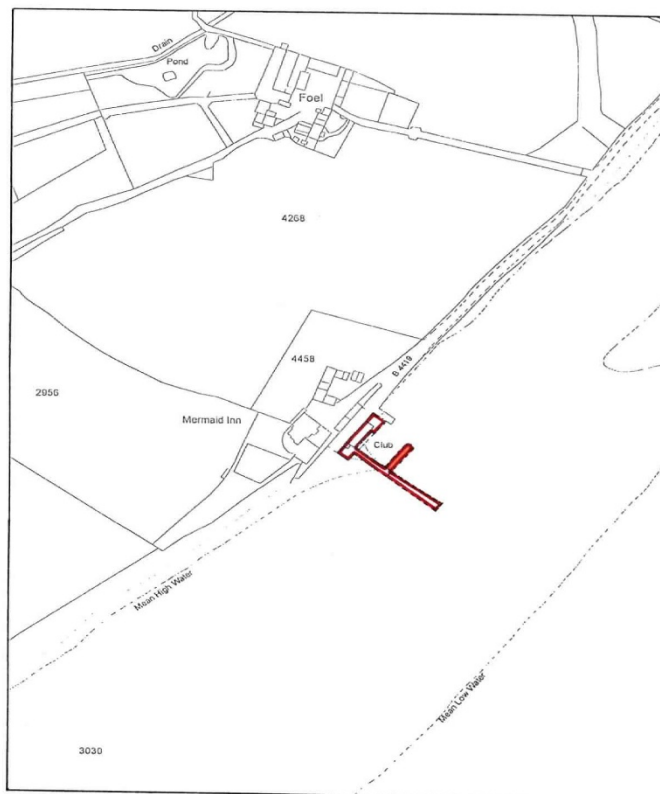


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H.M. LAND REGISTRY		TITLE NUMBER
		WA 869579
ORDNANCE SURVEY PLAN REFERENCE	SH 4764	Scale 1/2500
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