



The Old School Lon Bach  
Caergeiliog, Holyhead, Anglesey LL65 3NN

Asking Price £565,000



**STERLING**

ESTATE AGENTS & VALUERS



Understood to date back to the mid 1800s a FORMER SCHOOL HOUSE of exceptional size set in large lawn gardens adjoining fields. The property is some 7 miles from Holyhead, 4 miles from Trearddur Bay, near to Rhoscolyn and the popular White Eagle Inn and many sandy beaches. Of immense character and appeal the property has been very well refurbished to provide a lovely family home or due to its tourist location would make an ideal country B & B property. In local granite stone beneath a slate roof the extensive accommodation briefly affords ENTRANCE PORCH, CLOAKROOM, HUGE MINSTREL GALLERY LOUNGE, SUN CONSERVATORY, DINING ROOM, LARGE FAMILY KITCHEN BREAKFAST ROOM, INNER HALL TO GROUND FLOOR BEDROOM 4 & EN SUITE, FIRST FLOOR & MINSTREL GALLERY LANDING, 3 FURTHER DOUBLE BEDROOM EN SUITES. Outside there are lawn gardens to side and rear with Garden Shed and plenty of off road parking. AGENTS NOTE - Opposite the property is a separate 'Pony Paddock' extending to about half an acre. This can be available to purchase subject to valuation and negotiations of the main house. EPC D58 Potential D65Ref CB7594



**Large Entrance Porch** 7'10" x 6'2" (2.4 x 1.9)

Solid oak front door, quarry tiled floor, double glazed velux window, central heating radiator

**Cloakroom**

W.C, wash hand basin, double glazed, quarry tiled floor, central heating radiator

**Superb Galleried Lounge** 22'7" x 17'8" (6.9 x 5.4)

A lovely room with high pitched ceilings and a minstrel gallery landing, herringbone design parquet flooring, 3 central heating radiators, double glazed, stone fireplace and multi fuel fire

**Sun Lounge** 15'1" x 10'5" (4.6 x 3.2)

Brick lower walls, windows double glazed, tiled floor, central heating radiator, pine double doors

**Large Kitchen Breakfast Room**

17'0" x 14'5" (5.2 x 4.4)

Range of light grey base cupboards and drawers with wood grain effect work top surfaces, 2 double glazed windows, 2 central heating radiator, inset ceiling lighting, 5 ring cooking range, stainless steel cooker hood, fridge and freezer, double Belfast sink unit, built in dishwasher, glazed units, grey tiled surround

**Dining Room** 13'9" x 11'5" (4.2 x 3.5)

Central heating radiator, herringbone design parquet flooring, 2 double glazed windows, door to sun lounge

**Inner Hall**

Double glazed window, central heating radiator, under stairs cupboard, herringbone design parquet flooring

**Ground Floor Bedroom** 14'5" x 11'9" (4.4 x 3.6)

Central heating radiator, double glazed, coved ceilings

**En Suite Bathroom** 7'10" x 5'6" (2.4 x 1.7)

Panel bath, wash hand basin, w.c, central heating radiator, beige tiled walls and floor, double glazed

**First Floor**

**Galleried Landing** 20'0" x 7'6" (6.1 x 2.3)

Double glazed velux window

**Bedroom 2** 11'5" x 10'9" (3.5 x 3.3)

Double glazed, central heating radiator, built in wardrobe cupboard

**En Suite Shower Room** 6'2" x 4'11" (1.9 x 1.5)

Quadrant shower cubicle and unit, wash hand basin, w.c, beige tiled walls and floor, heated towel radiator, double glazed velux window

**Bedroom 3** 13'9" x 11'5" (4.2 x 3.5)

Central heating radiator, double glazed, wardrobe cupboard

**En Suite Shower Room** 5'10" x 4'11" (1.8 x 1.5)

Quadrant shower cubicle and unit, wash hand basin, w.c, heated towel radiator, beige tiled walls and floor, double glazed, shaver point & light

**Bedroom 4** 17'8" x 14'1" (5.4 x 4.3)

Double glazed window and ceiling velux, central heating radiator, double door wardrobe unit

**En Suite Shower Room** 7'10" x 5'6" (2.4 x 1.7)

Quadrant shower cubicle and unit, wash hand basin, w.c, beige tiled walls and floor, heated towel radiator, double glazed velux

**Outside**

The property is approached through double wrought iron gates into a gravel parking and turning area. There is a footbridge over a stream into the main gardens and the entrance to the house. Lawns to the side and rear of the property, patio area and stone store

**AGENTS NOTE**

Opposite the property is a separate 'Pony Paddock' extending to about half an acre. This can be available to purchase subject to valuation and negotiations of the main house.

**AGENTS NOTE**

Viewing Arrangements By appointment with Sterling Estate Agents on 01492-534477 e mail sales@sterlingestates.co.uk and web site www.sterlingestates.co.uk

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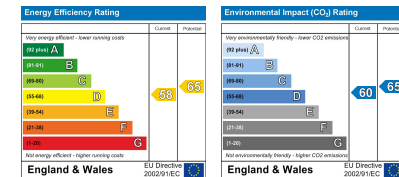




AGENTS NOTES;  
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