



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

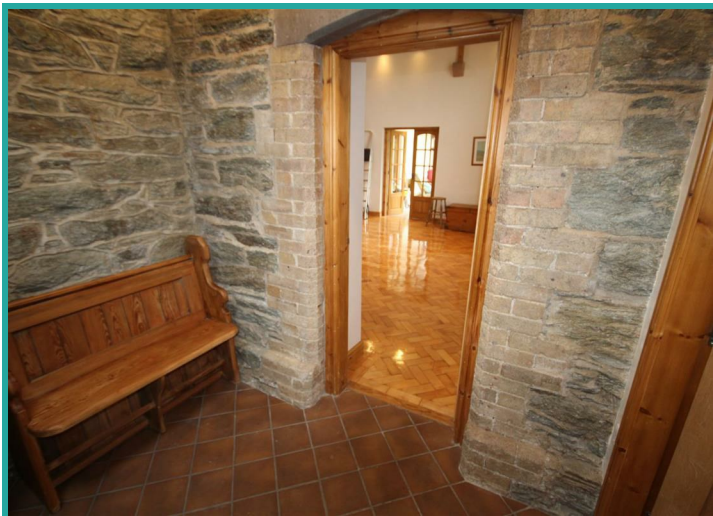
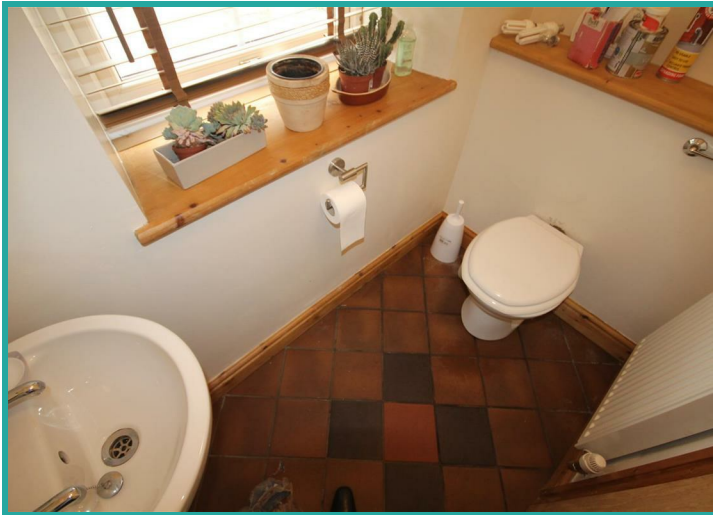
Asking Price £565,000



STERLING

ESTATE AGENTS & VALUERS

Understood to date back to the mid 1800,s 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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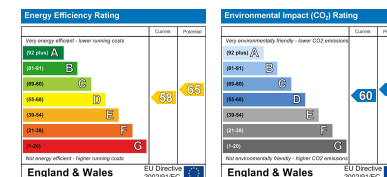




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