



## Mor a Gwynt Wern y Wylan, Beaumaris, LL58 8TR

**£695,000**

A spacious detached four bedroom character residence, situated within a short walk of the beach at Red Wharf Bay, and positioned in about an acre of grounds in a slightly elevated position to enjoy fine views towards the sea and Llanddona beach. Developed around 1930 by Harry Verney and intended to become "the Glynderbourne of the north", Wern y Wylan suffered with the onset of the Second World War and the properties were individually sold off. Mor a Gwynt is a fine example of the architecture of the time, and has many Arts and Crafts features and provides spacious family accommodation to include 3 reception rooms, two bathrooms and four bedrooms. There are 3 garages, and very private grounds to include a small woodland, and stream.

Most worthy of inspection to appreciate the size of the accommodation and the delightful grounds



### **Rear Porch**

Having a sliding patio door entrance, tiled floor.

### **Entrance Hall**

With a part tiled floor, radiator, staircase to the first floor. Access to:-

### **Cloak Room**

With a WC, wash hand basin, tiled floor and part tiled and part timber panelled walls, radiator.

### **Study 8'9" x 7'4" (2.68 x 2.24)**

Having exposed timber floor boards, radiator

### **Sitting Room 18'4" x 11'6" (5.59 x 3.52)**

Having a most attractive solid timber panelled floor, complimenting original timber upstand and ceiling beams. Three large double glazed windows giving good natural daylight and overlooking the gardens with two radiators under. Timber surround former fireplace opening (not in use), tv connection.

### **Lounge 20'1" x 17'8" (6.14 x 5.40)**

Having four windows in total giving excellent natural daylight and with a very wide front bow window giving very fine sea views over Llanddona beach. Feature inglenook fireplace housing a Charnwood multi fuel stove on a slate hearth. Two ceiling lights, two radiators, built in timber wall cupboard. Through access to:-

### **Dining/Conservatory 17'6" x 10'2" (5.35 x 3.12)**

Having a timber double glazed surround enjoying far reaching sea views. Tiled floor, electric heater and double opening outside doors. This room is presently used as a dining room.

### **Kitchen 16'11" x 8'2" (5.17 x 2.50)**

Having a range of base and wall in a mostly white timber finish with worktop surfaces and tiled surround.. Integrated ceramic hob with extractor over and eye level double oven. Glazed display wall unit, recess for a dishwasher and 1.5 bowl sink unit with monobloc tap and under a front aspect window to enjoy fine sea views. Quarry tiled floor, radiator and through access to:-

### **Breakfast Room 12'1" x 10'1" (3.70 x 3.09)**

Having a large front aspect window to enjoy the sea views. Quarry tiled floor, radiator, door to rear and door to:-

### **Utility Room 7'4" x 3'8" (2.26 x 1.14)**

Having a sink unit with cupboard under, ample wall shelving, plumbing for a washing machine, tiled floor.

### **First Floor Landing**

Having a large cupboard housing a modern hot water tank.

### **Bedroom 16'1" x 9'11" (4.92 x 3.03)**

Having three dual aspect windows as well as a very wide four panel double glazed front facing window with double opening central doors onto a Balcony and enjoying a superb view of the sea and Llanddona beach. Two ceiling lights, radiator and tv connection.

### **Bedroom 2 15'5" x 10'7" (4.71 x 3.24)**

Again with dual aspect windows with the front window giving delightful sea views. Two built in wardrobes to one wall, timber floor covering.

### **Bedroom 3 11'3" x 10'9" (3.44 x 3.28)**

With a wide rear aspect window overlooking the rear garden and with radiator under. Full length fitted wardrobes, timber floor covering.

### **En Suite 6'7" x 5'2" (2.02 x 1.60)**

Having a corner shower enclosure with electric shower control. Wash basin in a vanity cupboard with mirror over, WC, fully tiled walls.

### **Bedroom 4 11'1" x 8'2" (3.40 x 2.51)**

With dual aspect windows, radiator, built in wardrobe.

### **Bathroom 7'10" x 6'3" (2.39 x 1.91)**

Having been refitted with a white suite comprising of a panelled bath with a thermostatic shower over with glazed shower screen. Full length vanity unit with fitted cupboards and integral wash basin and WC. painted timber floor boards, tall towel radiator, sea view.

### **Outside.**

Definitely a feature of Mor a Gwynt and extending to about an acre of grounds, the land surrounds the house to ensure excellent privacy, being in an "informal" style around the dwelling laid to lawn with numerous shrubs, bushes and mature trees. Footpaths extend further into a woodland area known for its red squirrel population and birds and extends to a stream. At a higher level is a viewing point from where there are panoramic views over Red Wharf Bay towards the coast and Benllech

### **Double Garage. 18'0" x 9'2" plus 18'0" x 8'9" (5.50 x 2.81 plus 5.50 x 2.69 )**

A private drive, with wrought iron access gates, gives good off road parking area and leads to the double garage with two up and over doors and power and light provided.

### **Garage 2 15'11" x 15'1" (4.87 x 4.60)**

With direct access off the access drive with up and over door and side access door. There is a wide opening to a Basement Garden Store with power and light and central heating boiler. There is a further store shed adjacent to the Breakfast Room back door.

**Services**

Mains water and electricity. Private drainage.  
Oil fired central heating

**Tenure**

The property is understood to be freehold, and this will be confirmed by the vendors conveyancer.

**Council Tax**

Band G

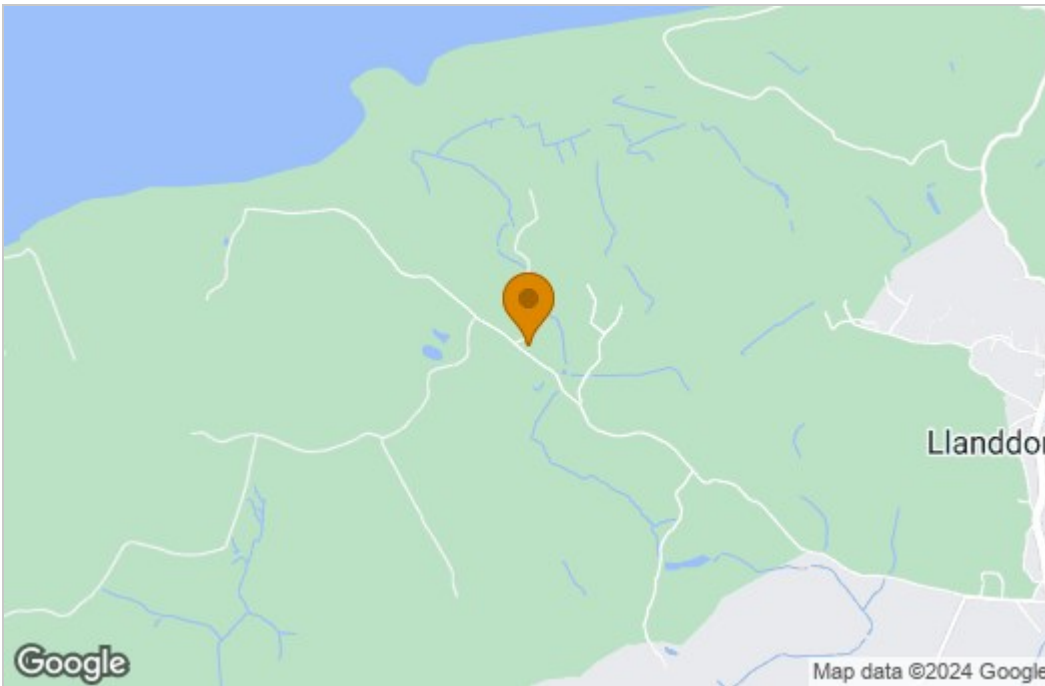
**Energy Efficiency**

To be confirmed

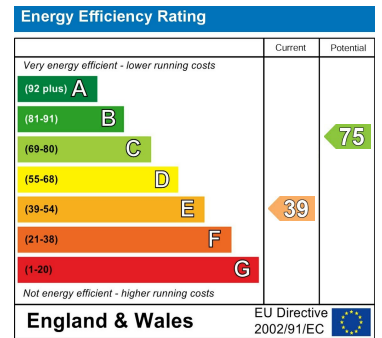
# Floor Plan



# Area Map



# Energy Efficiency Graph



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