



## 30 Wexham Street

, Beaumaris, LL58 8HW

Offers In The Region Of £450,000



A delightful 18th century Georgian cottage of immense charm and character, dated 1772, and upgraded to an excellent standard and very much in keeping with the history of this Grade 2 Listed Building. Situated on the edge of the town centre, overlooking woodland to the rear, the property provides a spacious family accommodation, having two reception rooms, a re-fitted kitchen overlooking the rear cottage garden, with utility room off; three first floor double bedrooms, 4 piece bathroom and a spacious attic floor studio with rooflights, currently used as a Studio but suitable as a large fourth bedroom. Having traded as a very successful holiday let over many years, the property can be available as a "going concern" with most contents available subject to negotiation.





**Lounge 13'3" x 11'9" (4.05 x 3.58)**

Having a newly installed (2022) half glazed hardwood front door leading to a comfortable character living room with a feature made of an original inglenook fireplace with arched brick lintel and timber mantle over and housing a wood burning stove standing on a slate hearth with bread oven behind within the wall. Exposed quarry tiled floor and high ceiling with exposed ceiling joists. Radiator, dado rail and tv connection.

**Dining Room 13'3" x 9'11" (4.04 x 3.01)**

With recessed slate surround fireplace and hearth (not in use) exposed ceiling joists and wax stained timber flooring. Radiator, dado rail.

**Kitchen 9'9" x 9'7" (2.97 x 2.91)**

A light room with fully glazed outside door and window not only giving good natural daylight but having fine private views over the rear garden. Newly installed contemporary units with a feature made of natural Dinorwic slate worktop surfaces to include a circular sink unit with monobloc tap. The units have an integrated ceramic hob with slate splash back and extractor over and Bosch double oven under, and pull out carousel shelving. Ample space for a breakfast table, exposed quarry tiled floor and ceiling joists with traditional spot lighting. Dog leg staircase to the first floor with "Chinese Chippendale" balustrades (part of listed building status) and with good understairs cupboard.

**Pantry/Utility Room 9'10" x 6'6" (3.00 x 1.97)**

Also recently updated to include contemporary cupboards again with natural Dinorwic work top surfaces, and a Belfast sink. Integrated dish washer, washing machine and fridge. Cupboard housing a Worcester gas fired central funding. Exposed ceiling joists, exposed quarry tiled floor and wall shelving.

**First Floor Landing**

With dog leg stair case leading to the attic studio with sky light.

**Bedroom 1 13'8" x 10'11" (4.17 x 3.32)**

With front aspect sash window giving distant mountain views. Full length fitted wardrobes with central recess. High beamed ceiling, and distant mountain views.

**Bedroom 2 13'8" x 9'11" (4.17 x 3.03)**

Again with front aspect sash window with distant mountain view, radiator, high beamed ceiling.

**Bedroom 3 10'0" x 9'10" (3.06 x 3.00)**

With rear aspect Yorkshire sash window enjoying a quiet woodland outlook, high beamed ceiling, radiator.

**Bath Room 9'0" x 6'8" (2.75 x 2.04)**

Again recently re-fitted having a free standing Victorian roll top bath, separate glass surround shower cubicle with thermostatic shower control. Pedestal wash hand basin, WC. Light laminate flooring, wall tiling and Victorian style chrome towel radiator, exposed ceiling beams.

**Attic Floor**

Currently used as a studio/office, but with scope for numerous uses, and having a permanent staircase, and natural lighting from 6 windows and part restricted headroom.

**Studio 21'8" x 14'7" (6.60 x 4.45)**

With a total of 6 windows/rooflights and fully floored with two radiators, eaves storage and exposed roof beams. There are good mountain views from the front.

**Outside**

A feature of this cottage is the delightful rear cottage garden, not unduly overlooked and enjoying a good amount of privacy. There is an array of well established plants and shrubs with central gravelled seating area, being ideal for sitting outside to enjoy the sun throughout the day with its East/West orientation. Included is a small fish pond and a good sized glazed sunroom/greenhouse 2.80 x 2.20 with glazed surround and shelving. The garden backs onto mature woodland, and also has a further brick built spacious Store with WC and wash basin. Please note that this property has on street parking only.

**Services**

All mains services. Gas fired central heating.

**Tenure**

Freehold.

**Council Tax Band**

Band E.

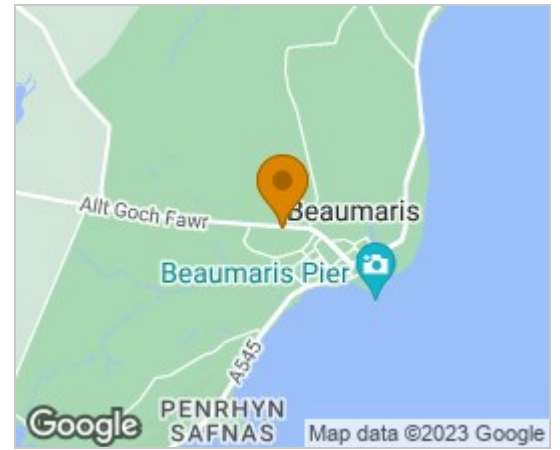
**Energy Performance Rating**

Band D.

**Listed Building**

The property is a Grade 2 Listed Building.

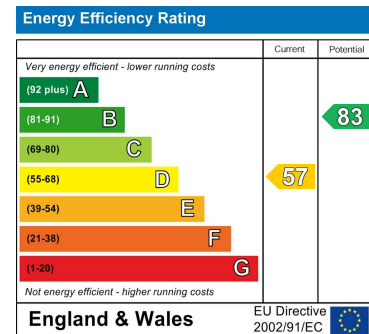
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



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