



Plas Bodafon

Mynydd Bodafon, Llanerchymedd, LL71 8BH

£1,150,000

 6
  3
  3
  F



Plas Bodafon

Mynydd Bodafon, Llanerchymedd, LL71 8BH

£1,150,000



Entrance Hall

With a hardwood double glazed entrance door, staircase to the first floor, quarry tiled floor.

Lounge

16'8" x 15'5" (5.10 x 4.71)

Having a superb "walk in" stone inglenook fireplace with feature oak beam lintel over and housing a wood burning stove on a quarry tiled hearth. Impressive original ceiling beams, double opening French doors to the rear patio, and further front aspect window. Oak paneled floor covering, spacious store cupboard.

Farmhouse Kitchen

18'3" x 15'10" (5.58 x 4.84)

Upgraded in keeping with the character of the property, having painted timber units with dresser style unit over, solid timber worktops and granite surround to a Belfast sink. Feature 4 oven Aga in blue, while to the other side of the room is an attractive traditional oven range, two pantry style cupboards and understairs cupboard. Solid timber floor covering, radiator.

Dining Room

17'0" x 11'5" (5.20 x 3.48)

Having three windows, oak flooring, two radiators, display shelving, timber paneled ceiling.

Summer Conservatory

16'8" x 8'7" (5.10 x 2.63)

A spacious sitting room enjoying a delightful southerly aspect over the rear garden towards adjoining farmland and woodland. Having a timber double glazed surround and roof finish, and with a stone paved floor, radiator, double opening doors to the rear garden.

Inner Hall

With a second stair case to the first floor, quarry tiled floor, radiator.

Winter Conservatory

14'2" x 10'2" (4.33 x 3.12)

A more recent addition with a modern freestanding open gas fire with contemporary drop down canopy flue over. Timber double glazed surround, two outside doors, oak floor covering.

Study/Playroom

16'11" x 12'7" (5.16 x 3.84)

Understood to be the oldest part of the house dating to the 16th Century having a stone inglenook with carved initials in the stone lintel over. Dual aspect windows, wall cupboard, radiator.

First Landing

With coir floor covering.

Bedroom 1

16'4" x 9'6" (5.00 x 2.91)

A naturally light room with dual aspect windows, near full length fitted timber wardrobes to one wall with wall shelving to either side.. Exposed timber floorboards, 2 radiators.

Bedroom 2

10'11" x 9'1" (3.33 x 2.79)

With rear aspect window overlooking the gardens, fitted timber double wardrobe, radiator.

Bedroom 3

10'10" x 9'9" (3.31 x 2.99)

Again with rear aspect window overlooking the gardens, radiator.

Shower Room

10'2" x 4'0" (3.10 x 1.24)

Having a wide shower enclosure with thermostatic shower control and glazed door, wash basin, WC, limed timber floor, tall radiator.

Library/Study

15'1" x 9'6" (4.62 x 2.91)

A spacious inner landing area with extensive fitted book shelving to one wall, radiator. Through access to:-

Second Landing

With staircase to the attic floor.

Bathroom

12'6" x 8'9" (3.83 x 2.67)

Having been upgraded with a freestanding cast iron free standing roll top bath with copper taps, WC, wash basin, radiator, down lights.

Bedroom 4

18'8" x 10'9" (5.71 x 3.28)

A delightful guest bedroom with windows to three sides to give fine all round views. Wide stone inglenook fireplace with exposed lintel over, radiator

Attic Floor

Part restricted headroom from exposed roof beams.

Bedroom 5

17'5" x 15'3" (5.33 x 4.67)

Having a feature exposed original timber A frame and purlins, roof light and gable window with sea views. Exposed timber floorboards, radiator.

Bedroom 6

17'3" x 15'2" (5.26 x 4.63)

Again again with exposed roof beams, two roof lights, wall shelving radiator.

En Suite

10'4" x 9'8" (3.17 x 2.95)

Having a good sized shower enclosure with electric shower control. Wash basin, WC, downlights. Door to SAUNA with Nordic steam generator, and adjoining store room.

Plas Bach

Within the grounds of the property but some distance away from the Manor House, and having its own access is Plas Bach, a detached one bedroom annex cottage, having corrugated metal sheet cladding in keeping with the appearance of an garden cottage, but modernised internally and presently used as holiday let. It gives the flexibility of continuing with its present use or alternatively could be occupied by a family member.

Tel: 01248 810847

Open Plan Living/Kitchen

15'1" x 13'1" (4.62 x 4.00)

Having the kitchen area to one side with a range of timber kitchen units with solid timber worktop surfaces and tiled surround. Integrated electric hob with oven under and space for a fridge and mini dishwasher. Sink unit and shelving and wall mounted tv connection. The living area has a modern freestanding wood burning stove on a slate hearth and limed timber floor covering.

Bedroom

16'7" x 9'6" (5.06 x 2.91)

With two front aspect windows and electric room heater.

En Suite

9'4" x 3'1" (2.86 x 0.95)

With shower enclosure with electric shower control, wash basin in a vanity cupboard, WC.

Lean-to Store

9'6" x 6'5" (2.90 x 1.97)

Outside

Approached by a delightful private tree lined lane (part shared), leading to a walled front garden either side of the drive which continues down to an spacious graveled open parking and turning area and also giving access to the Garage. In addition is a stone built Garden Shed 3.26 x 2.05 with timber paneled walls and ceiling.

Extending in all to about 3 acres, main formal gardens are found to the rear, enjoying a delightful and sunny southerly aspect with a full length and spacious paved terrace to the immediate rear of the house with access off both Conservatories, enjoying excellent privacy and with a fine southerly outlook over the lawned gardens towards adjoining farmland and a distant forestry area. To the corner of this garden is an Octagonal Summer House 2.96m x 2.96m with adjoining paved terrace to enjoy a delightful rural outlook.

Adjoining the main garden to the eastern side is a very large Orchard which has Apple, Cherry, Plum and Pear trees. Behind the Orchard is the fruit garden with 12 raised beds with Soft Fruit bushes, and timber Garden Shed 3.2m x 2.0m.

A spur off the access drive gives Plas Bach its own entrance with a specious graveled parking area for several cars with a Copse area with numerous mature trees.

Large Garage

40'0" x 15'1" (12.20 x 4.60)

A large space with a concreted floor, and timber lined walls and ceiling.

Utility Shed.

11'0" x 4'1" (3.37 x 1.25)

Close to the Kitchen adjacent to the Summer Conservatory is a Utility Shed which houses a Worcester oil fired central heating system, as well as having the plumbing for the washing machine, and with WC.

Services

Mains water and electricity. Private drainage.

Oil fired central heating system.

Tenure

The property is understood to be Freehold and this will be confirmed by the Vendor's conveyancer.

The property is a Grade 2 Listed Building.

Council Tax

Plas Bodafon Band F

Plas Bach Band A

Energy Efficiency

Band



Road Map



Hybrid Map



Terrain Map



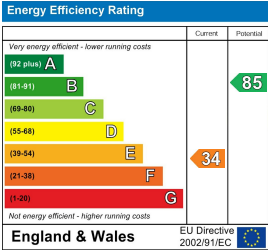
Floor Plan



Viewing

Please contact our Joan Hopkin Estate Agents Office on 01248 810847 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.