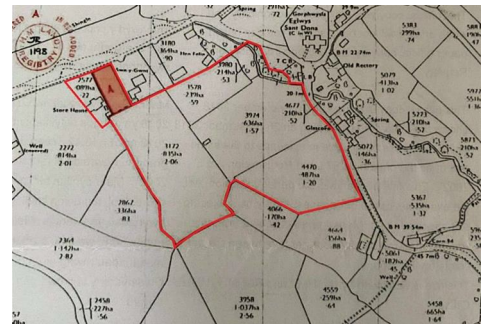




## Store House Llanddona Beach, Beaumaris, LL58 8UW

**£895,000**

A superbly positioned detached residence set in just over 6 acres of land, and situated within a "stone's throw" of the beach to enjoy unrivalled and panoramic views over Red Wharf Bay, up the coast towards Moelfre and Point Lynas on the north east tip of the island. Rarely does a beachfront dwelling become available in this area which is one of Anglesey's best but quietest beaches at the eastern most side of Red Wharf Bay. With the availability of a large stable block and 6 acres of land, the property offers excellent potential for many alternative uses in this superb location, and perfect as an equestrian centre surrounded by many bridlepaths, and access to the beach, and within an Area of Outstanding Natural Beauty. The house is in need of full modernisation, but there is great potential to renovate the existing house or alternatively demolish the existing dwelling and rebuild if preferred, subject to planning consent.

An exciting opportunity for the discerning purchaser to acquire a forever home in an outstanding location.

**Entrance Porch 14'11" x 5'7" (4.57 x 1.72)**

**Small Hallway**

**Living Room 13'4" x 10'7" (4.07 x 3.25)**

**Kitchen/Dining/ Sitting Room 24'10" x 10'0" (7.59 x 3.07)**

**Bedroom 3 11'11" x 11'0" (3.64 x 3.37)**

**First Floor Landing**

**Bedroom 1 13'4" x 10'8" (4.07 x 3.27)**

**Bathroom 12'5" x 5'5" (3.80 x 1.67)**

**Bedroom 2 12'3" x 7'9" (3.75 x 2.37)**

### **Outside**

Extending to just over 6 acres, there are two access roads off Beach Road, one leading to the house, the other gives a separate access to the Stable.

There are untended gardens to the front of the house, and the majority of the agricultural land is found to the rear of the Stable having separate direct access off the highway, being sloping in nature and considered ideal for animal grazing.

### **Outbuildings**

The Main Stable is set back off the road having its own access. It measures 12 meters by 12 meters with 6 large horse enclosures with a concreted floor and electricity previously connected. There are two large lean-to sections suitable as a Tractor Garage and Feed Store.

Other buildings are found around the house including a lean -to Utility shed which gives a good footprint for future development

### **Services**

Mains water and electricity. Private drainage.

Disused central heating system.

### **Tenure**

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

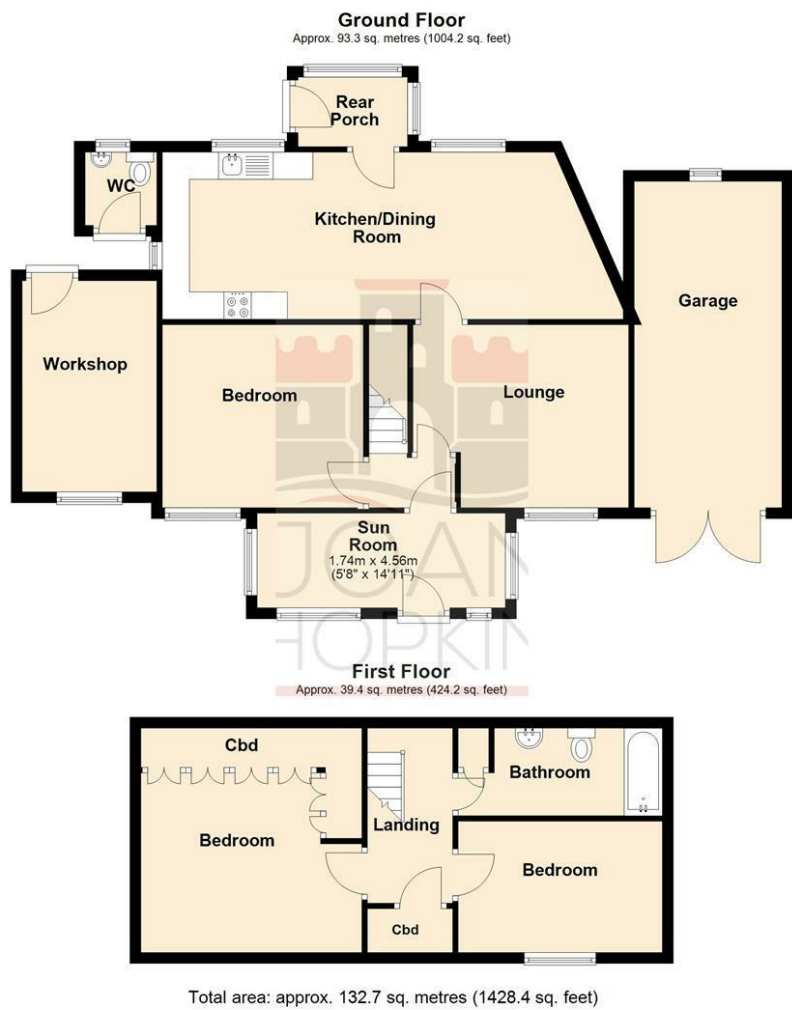
### **Council Tax**

Band E

### **Energy Efficiency**

Band F

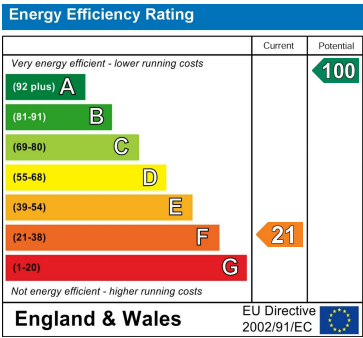
Floor Plan



Area Map



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.