



## Stiwdio Bach Steeple Lane

, Beaumaris, LL58 8AE

£275,000



A charming detached former Coach House, nicely upgraded in keeping with the character of the property enjoying a secluded quiet position within the town being a short walk to the main street, and the town's sea front, historic Castle and Pier.

Many features have been retained such as the old coach access doors, while the renovation emphasizes its character with a traditional solid wood kitchen, and exposed timber floors and vaulted ceilings. The accommodation provides for a kitchen/dining room with wide door to the front patio garden while the living area also has a wide opening front door as well as a wood burning stove. There are two first floor bedrooms both en suite.

The cottage is set back in a private position and has a full frontage paved patio for enjoying the evening sun with flower borders. Presently used as a very successful holiday let and available with contents by negotiation as well as onward bookings



**Kitchen Diner 13'1" x 10'10" (4.00 x 3.32)**  
Having a double opening timber "horse cart" doors to the front. The kitchen is fitted out very much in keeping with the character of the property with solid timber units and worktop surfaces, together with wall shelving. Attractive brick former fireplace with the adjacent area giving a space for a gas cooker with splash back. Belfast sink in a timber unit and recess for a fridge. Exposed stained timber floorboards and exposed ceiling beams. Part exposed brick walls and vertical radiator.  
Wide opening to:-

**Living Room 13'8" x 11'8" (4.17 x 3.57)**  
Again having double opening timber doors to the front, feature wood burning stove on a slate hearth, exposed and stained timber floorboards, and exposed ceiling beams. Vertical radiator, dog leg staircase to the first floor.

**First Floor Landing**

**Bedroom 1 11'8" x 8'7" (3.57 x 2.63)**  
Having a vaulted ceiling (part restricted headroom), and with 3 roof lights giving good natural daylight. Exposed timber floorboards and exposed roof purlins. Wash basin on a traditional timber stand, radiator.

**En-Suite shower Room/WC 9'2" x 6'0" max (2.80 x 1.83 max)**  
Having a tiled shower enclosure with thermostatic shower control and glazed door. WC, roof light exposed timber floors and cupboard. Towel radiator.

**Bedroom 2 12'0" x 7'8" (3.68 x 2.36)**  
With vaulted ceiling (part restricted headroom) with 4 roof lights giving good natural daylight. Exposed timber floors and roof purlins, radiator. Wash basin in a vanity cupboard.

**En-suite Shower Room/WC 5'8" x 2'11" (1.73 x 0.90)**  
Having a shower enclosure with electric shower control and glazed door, WC.

**Outside**  
A pedestrian access off Steeple Lane leads to a good sized front paved patio extending the full frontage being low maintenance and a perfect spot to sit outside to enjoy the evening sun.

**Tenure**  
Freehold with vacant possession upon completion. This will be confirmed by the Vendors' conveyancer.

**Services**  
All mains services connected.  
Gas central heating.

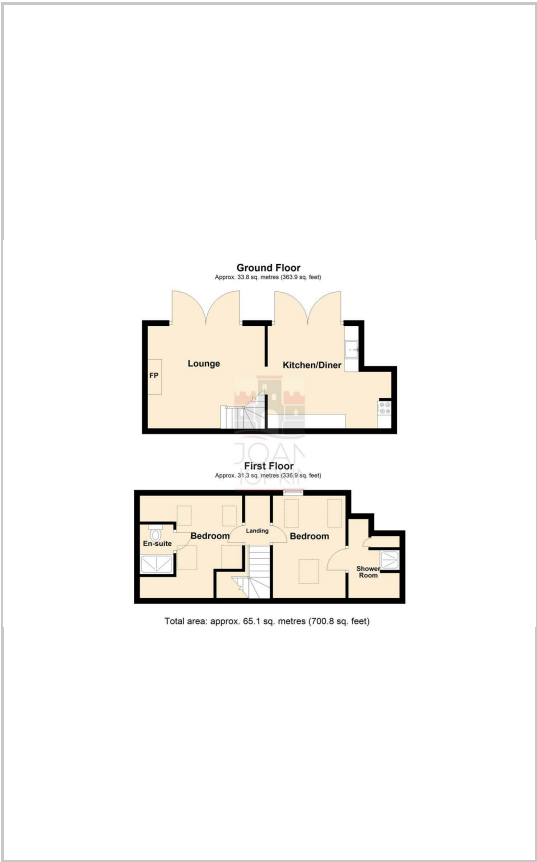
**Council Tax**  
Stiwdio Bach is utilised as a holiday let and is subject to Business Rates.

**Energy Rating**  
Band C

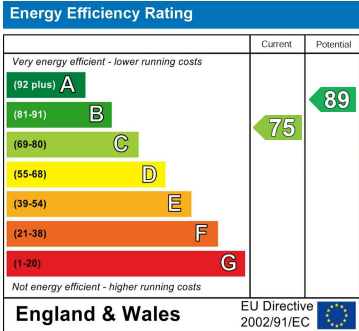
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



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