



## Penlon , Beaumaris, LL58 8SH

**£695,000**

An outstanding country residence enjoying unrivalled and panoramic views over the Menai Strait towards the imposing Snowdonia mountain ranges. Having undergone substantial modernisation and re-modelling by the present owners, this chic and contemporary residence is ideal for a discerning buyer looking for quality accommodation in a superb position. Penlon is positioned in spacious grounds of about quarter of an acre, being one of two cottages situated just on the edge of Penmon village. It has two main reception rooms with glorious views and access onto a large decked terrace with a panoramic southerly outlook over the sea towards the mountains; a modern "Scandi" kitchen with walk in larder room off and separate utility room, all complemented by three double bedrooms, one en-suite and family bathroom. It is double glazed and has oil central heating, off road parking and a detached recently built Artist Studio.

Well worthy of internal inspection to appreciate the position and views.



### Reception Hall

Having a modern aluminium double glazed access door and side panel to give good natural daylight, and with stone effect ceramic floor tiles which extends through into the kitchen and much of the ground floor.

### Large Utility Room 9'10" x 8'8" (3.00 x 2.66)



Having a timber worktop with sink unit and space under for a washing machine and dryer. Carousell style larder cupboard with extending drawers, ample storage and coat hanging space, stone ceramic tiled floor.

### Outstanding Kitchen/Dining and living Room



Having been remodelled to give an open plan layout and having the feature of a very wide glazed frontage to give outstanding sea and mountain views and direct access onto the large terrace

### Kitchen Area 13'5" x 10'4" (4.11 x 3.17)



Having a contemporary range of units in a white laminate finish with contrasting solid wood worktop surfaces to include a feature wide "island" feature which not only serves as a breakfast bar with 3 drop down lights, but also incorporates a white ceramic cooking hob. Integrated eye level double oven, integrated fridge and dishwasher. Deep pan drawers, wall shelving and sink unit with extending "bar" tap. Stone ceramic tiled floor, Victorian radiator.

### Walk in Larder 10'7" x 5'5" (3.23 x 1.67)

A great space for storage and additional fridge/freezer, with tiled flooring and wall shelving and incorporating an understairs area.

### Living/Dining Room 19'3" x 11'7" (5.87 x 3.55)



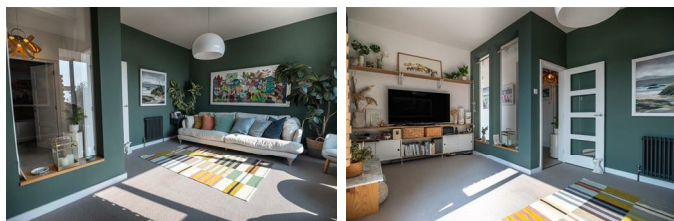
Being open to the kitchen area and a superb space for entertaining with ample room for a large dining table and additional seating, all under the backdrop of the panoramic sea and mountain views. A feature is the wide double glazed frontage with large sliding door onto the near full length Terrace which is a superb space for outdoor entertaining and enjoy the views.

This area has ceramic tiled floor and Victorian style radiator.

### Inner Hall

Having a tiled floor, staircase to the first floor.

### Lounge 18'2" x 11'10" (5.55 x 3.61)



Having a feature picture window which frames the view over the Menai Strait towards the mountains, two Victorian style radiators, tv connection.

### Bedroom 3 Study 10'7" x 9'2" (3.23 x 2.80)



With a rear aspect window and radiator.

### Bathroom 7'0" x 6'2" (2.15 x 1.89)

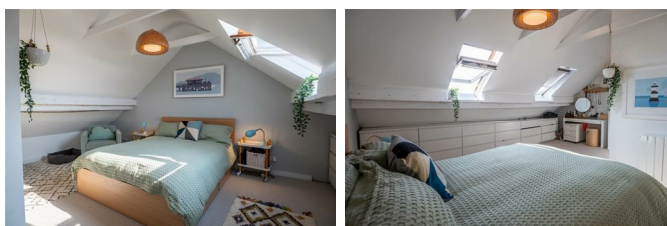
Having a recently fitted suite comprising of a deep oval bath with freestanding tap and hair shower attachment. Wall hung wash basin and WC ceramic tiled floor, Victorian style radiator.

### First Floor Landing



With door to an eaves storage area. Walk in style Wardrobe/Store (1.77 x 1.60) with hanging rails.

### Bedroom 1 17'10" x 17'1" maximum (5.46 x 5.23 maximum)



Having two velux style roof lights giving panoramic sea and mountain views. Vaulted ceiling with exposed roof purlins, radiator.

### En Suite 7'8" x 4'5" (2.35 x 1.35)



Having a wide shower enclosure with glazed screen and access door and thermostatic shower control. Wall hung wash basin with cupboard under and mirror front cabinet over. WC towel radiator.

### Bedroom 2 14'3" x 7'9" plus 5'4" x 5'4" (4.36 x 2.38 plus 1.65 x 1.63)

With a near full length window giving a panoramic view over the Menai Strait and Snowdonia mountain ranges. Radiator.

### Outside



The main access to the rear off the village road with a stone lane (also a public footpath over part) leading to the rear of the house with open parking for at least two cars together with an electric car charger provided.

The main grounds are to the front, extending to about a quarter of an acre, being gently sloping, part terraced and mostly laid to lawn, with raised vegetable plots shrubbery, flowers and fruit trees. The principle feature is a newly completed (2023/24) long terrace patio adjacent to the house with access off the living room patio door. This area is approximately 12 meters by 4 meters, and enjoys



a fabulous southerly aspect of the sea and majestic Snowdonia mountains. The terrace includes external lighting, power points and access to rear of the Studio.

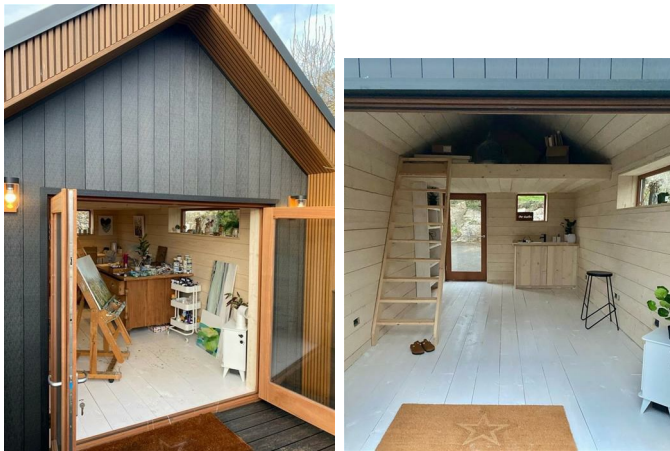
Below the terrace is a further spacious but more intimate terrace for entertaining, presently used as a Sun Terrace and BBQ area, and again enjoying a delightful southerly aspect towards the mountains. There is also access to the detached Studio.

There is a shared pedestrian access at the bottom of the garden giving a shortcut to the road that leads to the sea.

### **Cellar Room 13'5" x 10'5" (4.10 x 3.20)**

Extending under the house and used for garden and general storage and housing a Worcester oil fired central heating boiler.

### **Studio (Janet Bell) 17'4" x 9'6" (5.3 x 2.9)**



Purposely built as an Artist Studio for the renowned artist Janet Bell with front and rear access doors, sink unit with cupboard under, power and light. Steps up to a loft store

### **Services**

Mains water, drainage and electricity.

Oil fired central heating.

Double Glazed windows and doors.

Super speed fiber internet connection.

### **Tenure**

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

### **Council Tax**

Band D.

### **Energy Efficiency**

Band D.

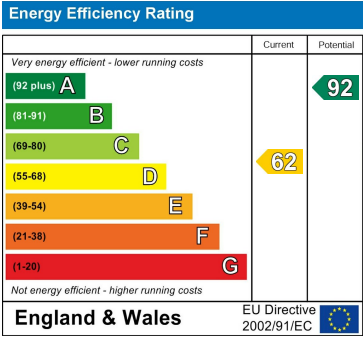
Floor Plan



Area Map



Energy Efficiency Graph



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