



## Windhover 3 Cartref Cottage, Beaumaris, LL58 8RB

**£675,000**

SOLD SUBJECT TO CONTRACT

A delightful detached country cottage with detached annex, situated within spacious and private grounds close to the seashore at Fryars Bay and just under a mile to the historic seaside town of Beaumaris. Upgraded and modernised to a very good standard, the main house provides for a hallway, two reception rooms plus a conservatory, cloakroom, large kitchen/breakfast room and en-suite bedroom to the ground floor while there are three further first floor bedrooms and bathroom to the first floor. A separate and self contained annex gives a kitchen, living room, shower room and bedroom, with an attached garage capable of conversion to extend the Annex subject to Permission. The spacious gardens are a gardener's delight enjoying much privacy bounded by woodland, lawns, patios, greenhouse and garden shed. Recent improvements include a quality fitted kitchen and Sharps bedroom fitted bedroom furniture, and 5 new doors. Oil central heating, double glazing and ample parking.  
Most worthy of inspection.

### Entrance Porch

With a newly fitted attractive composite PVC double glazed front door. Two timber framed double glazed windows, quarry tiled flooring and inset downlight to ceiling. Newly fitted PVC double glazed door opening to the hallway.

### Hallway



Giving access to all principal rooms, and with a feature cherry wood high quality laminate floor covering and side aspect timber framed double glazed window. The hallway is spacious enough to allow for display and book cabinets. Smoke alarm, two radiators, two pendant lights and four inset downlights to ceiling. Balustrade dog leg staircase to the first floor with store cupboard under.

### Cloakroom/WC

With WC, wash hand basin, radiator, extractor, inset downlight to ceiling and timber framed double glazed window.

### Lounge 14'10" x 13'8" (4.51 x 4.17)



With double opening Georgian style doors off the hallway, feature rustic brick inglenook fireplace with 'Chesney' wood burning stove on a slate tiled hearth and exposed timber lintel over. Newly fitted PVC double glazed patio doors opening to the rear enjoying a most private and south easterly outlook over the private garden.

### Sun Room 13'10" x 11'2" (4.21 x 3.40)



Having a double glazed surround to three sides, and with double doors to the front garden area. Ample power points and fan/light fitment to ceiling. This room enjoys a private front aspect view over the front garden area.

### Dining Room 13'6" x 10'6" (4.12 x 3.20)



Having a continuation of the cherry wood laminate floor, and with double opening Georgian glazed doors off the hall. This room enjoys a front aspect to include a newly fitted PVC double glazed door to the front patio, radiator and ceiling light.

### Kitchen/Breakfast Room 19'11" x 10'4" (6.06 x 3.16)



Having a modern kitchen with an extensive range of base and wall units in a matt white finish with

matching granite worktops which incorporate a Franke 1.5 bowl stainless steel sink unit under a rear garden aspect window. Integrated fridge/freezer and 'Bosch' dishwasher, as well as a recess for a washing machine as well as an oven range which has a tiled splash back and concealed extractor over. Radiator, under wall unit lights, eight directional spot lights to ceiling and light timber laminated floor covering. Newly fitted PVC double glazed door to the rear garden.

### **Bedroom 1 12'8" x 9'6" (3.85 x 2.89)**



With front aspect window, radiator, pendant light, 'Sharp' fitted wardrobes and bedroom furniture. Door to:

### **Ensuite Shower Room/WC 8'0" x 5'2" (2.45 x 1.58)**



With a "double" shower cubicle with 'Triton' shower control, button flush WC, wash hand basin with mixer tap, chrome towel radiator, extractor and electric shaver point. Timber framed double glazed frosted window. Fully PVC panelled walls and contrasting floor covering.

### **First Floor Landing**



With feature window and 'Velux' window allowing natural light to the hallway, stairs and landing area. Radiator, telephone point, two pendant lights and hatch to roof void.

### **Bedroom 2 12'10" x 11'6" (3.90 x 3.50)**



A good double bedroom with fitted airing cupboard housing the hot water cylinder with timber slatted shelving. 'Velux' window and PVC double glazed dormer window with window seat. Radiator and light to ceiling Extensive 'Sharps' fitted bedroom furniture. 'Jack 'n Jill' door to the family bathroom.

**Bathroom/Shower Room/WC 10'2" x 9'6" (3.09 x 2.90)**



With a modern four piece suite to include a spacious corner shower cubicle with glazed doors and 'Aqualisa' power shower, corner bath, button flush WC, wash hand basin in a light timber vanity unit with large mirror over with light. 'Velux' window, radiator, two inset downlights, extractor fan, stone effect fully tiled floor and walls.

**Bedroom 3 13'1" x 10'7" (3.98 x 3.23)**



Again a double bedroom with 'Sharps' fitted wardrobes to one wall. 'Velux' window and PVC double glazed dormer window with window seat. Ceiling light and radiator.

**Bedroom 4/Study 10'8" x 7'3" (3.24 x 2.20)**



A single bedroom or Study with radiator.

**Detached Annexe**



A detached one bedroom annexe, being a conversion of a former double garage, and ideally suited for a relative or member of family. Letting not permitted. The cottage is separately rated and has double glazed windows, and a new 'Alpha E-Tec 33NX' central heating boiler (served by LPG - bottles). It is partitioned to the garage and therefore can be easily extended if required.

**Hallway**

With side entrance door, radiator, built-in cloaks cupboard, telephone point and front elevation window.

**Lounge Diner 13'4" x 12'5" (4.06 x 3.78)**



With rear side aspect window, and double opening doors to the front patio. Two radiators, double opening glazed doors to:

**Kitchen 11'9" x 6'2" (3.58 x 1.87)**



Having a range of base and wall units in an 'off white' laminate finish with contrasting worktop surfaces and tiled surround. Stainless steel sink unit under a rear aspect window, integrated hob with extractor over, space for a fridge/freezer, radiator, timber glazed door to the side garden.

**Bedroom 9'8" x 7'5" (2.95 x 2.25)**



Side aspect window, radiator and pendant light.

**Bathroom 6'11" x 5'3" (2.10 x 1.60)**



With a three piece suite comprising of a panelled bath with mixer shower attachment, WC, wash hand basin with mirror and light over, towel radiator, electric shaver point and tiled floor.

**Garage 21'0" x 9'4" red 7'2" (6.39 x 2.84 red 2.19)**

Adjoining the annex is a spacious Garage. This garage could easily be adapted if there was a need to enlarge the annex such as provide an additional bedroom. Power and light provided. Wall mounted central heating boiler.

**Outside**

The grounds are spacious, estimated at about half an acre and a nature lovers dream being largely surrounded by woodland. To the front, the tarmac drive opens up to give an open parking area for several vehicles. There are cottage style gardens to the front being part lawn, but with a wealth of flowers, shrubs and trees. To the immediate front of the Sun Room and Dining Room is a paved patio. The gardens extend around to the rear, where there additional lawns, patio and greenhouse.

Whilst enjoying good privacy, the access drive is partly shared with two other properties.

**Services**

Mains water, electricity and drainage.

Oil fired central heating to the main property and LPG central heating to the Annex with newly fitted boiler.

**Council Tax Band**

Windhover Band F

The Annex Band A (Nil payment if vacant)

**Energy Performance Rating**

Band D.

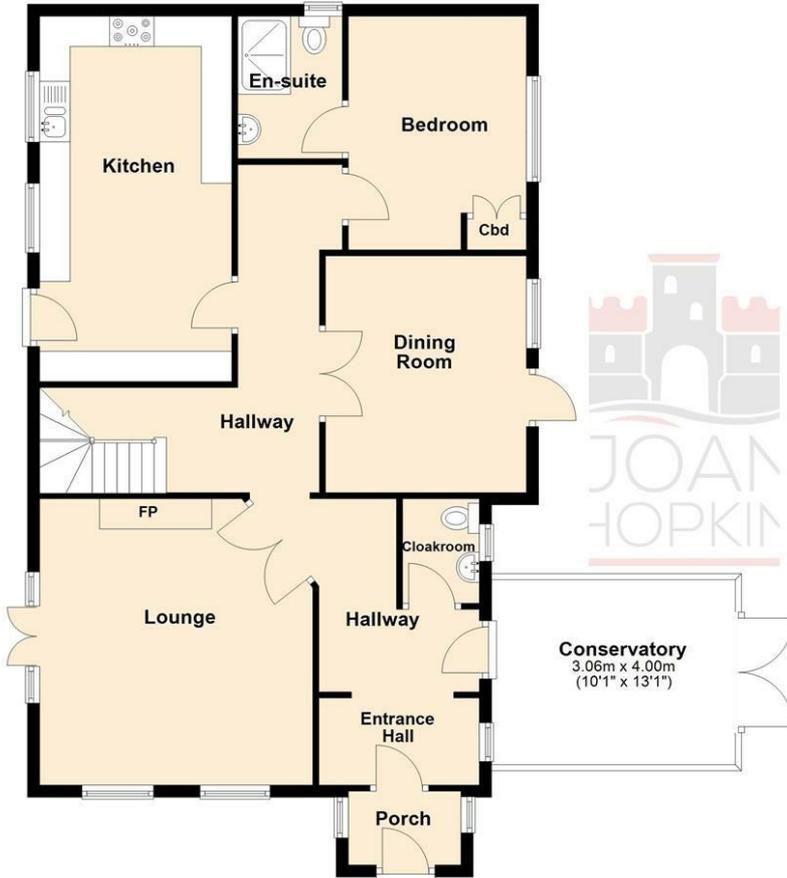
**Tenure**

Freehold.

# Floor Plan

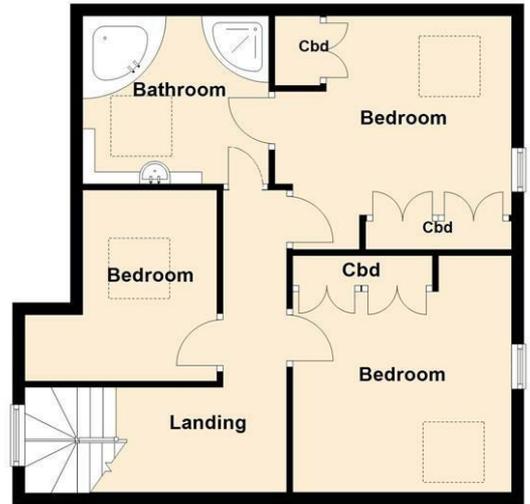
## Ground Floor

Approx. 99.6 sq. metres (1072.4 sq. feet)



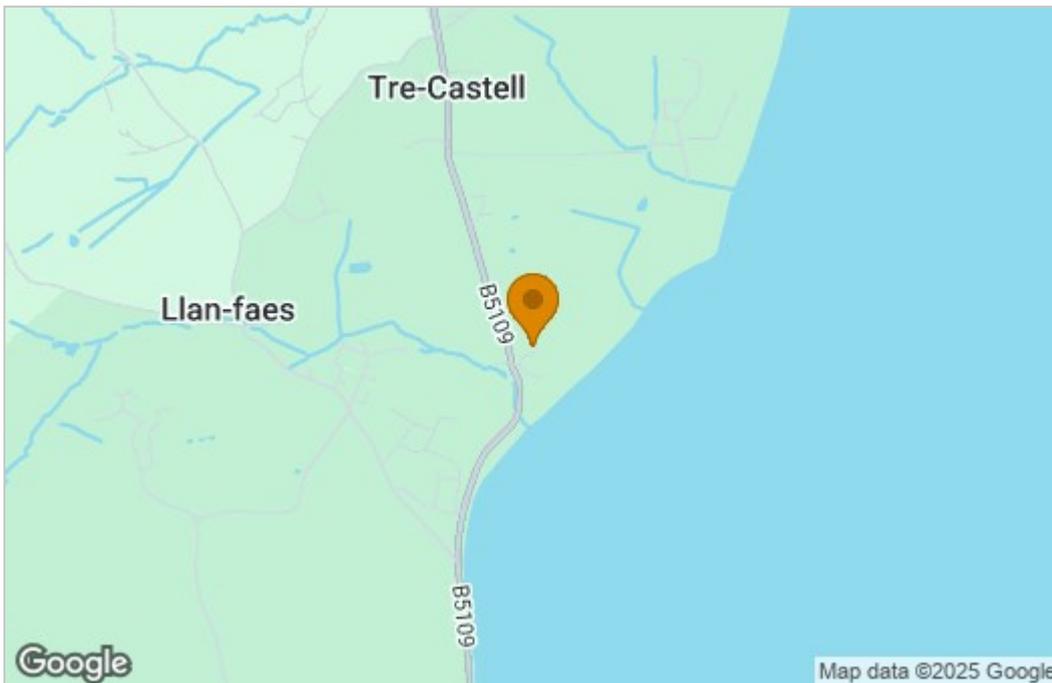
## First Floor

Approx. 58.4 sq. metres (628.3 sq. feet)



Total area: approx. 158.0 sq. metres (1700.8 sq. feet)

# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		89
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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