



Seafield Cottage , Llanfairpwllgwyngyll, LL61 6AX

£750,000

SOLD SUBJECT TO CONTRACT BY JOAN HOPKIN ESTATE AGENTS

Seafield Cottage is a delightful country cottage built by the present owner, being a former registered small holding which stands in some five acres of well stocked grounds and paddocks with easy access to a stable block, large outbuilding and attached field shelter.

It enjoys a very peaceful rural location on the outskirts of the village, enjoying a high degree of privacy, with distant mountain views from part. It is ideally suited as a small Equestrian centre having a purpose built Stable Block and a substantial modern Shed/Workshop (59' x 29') which is suitable for many uses.

The individually designed residence is located on a quiet country lane on the edge of the village of Dwyran, a village bordering an area of outstanding natural beauty with easy access to Newborough/Llanddwyn beach, offering some fabulous coastal scenery. Anglesey offers so much to explore, whilst Snowdonia on the mainland beckons with its picturesque high peaks and leisure facilities associated with the great outdoors.

The accommodation briefly comprises: 26ft lounge with feature bay window, open fireplace and double doors opening to the office/bedroom 4. An 18ft dining room provides an excellent area to entertain guests again with open fireplace and views over the garden and pond. To the centre of the cottage is a reception hall with rear porch off and double doors to the kitchen with access to the utility room and attached garage. To East wing of the property are the three double bedrooms, main bedroom with fitted wardrobes, en-suite bathroom/WC and family shower room/WC.

An outstanding country smallholding most worthy of inspection.

Entrance Hall 12'3" x 3'10" (3.75 x 1.18)

Lounge 26'9" x 16'11" + bay (8.17 x 5.17 + bay)



Reception Hall 14'11" x 10'0" (4.57 x 3.07)



Office/Bedroom 4 12'8" x 12'4" (3.87 x 3.78)



Entrance Porch 7'3" x 3'1" (2.23 x 0.96)

Kitchen 11'8" x 10'0" (3.56 x 3.06)



Dining Room 18'0" x 14'11" (5.51 x 4.57)



Utility Room 11'8" x 5'8" (3.57 x 1.75)

Attached Garage 18'8" x 9'10" (5.70 x 3.00)

Hallway - L shaped

Main Bedroom 15'0" x 13'8" (4.58 x 4.17)



En-Suite Bathroom/WC 6'5" x 5'8" (1.97 x 1.73)



Shower Room/WC 6'5" x 5'8" (1.96 x 1.74)



Bedroom 2 12'0" x 11'8" (3.67 x 3.58)



Outside



The grounds around Seafield Cottage compliment this fine residence, with a gated gravelled entrance drive leading to a spacious open parking area which continues to the Stable Block and beyond to the large Shed which is currently utilised for garaging/workshop purposes but is of a size to offer much flexibility should an owner wish to have an indoor riding area or similar.

The south westerly facing gardens to the rear of the house have been carefully landscaped by the present owner to give many areas of interest, enjoying excellent privacy to include an ornamental fish pond, being mostly lawn but with an array of shrubs and bushes. The gardens extend to the rear of the large Shed and give access to a paddock, giving a good quality and level grazing area, being of a quality to allow for horticultural uses. This is complimented by a further level paddock on the opposite side of the road which enjoys good vehicular access.

Bedroom 3 12'0" x 11'8" (3.67 x 3.57)



Stable Block 49'2" x 11'5" (15.01 x 3.50)



Part adapted in the recent past when a paddock was utilised as a small camping site to include a shower area, but could be easily returned to its original use to give two stables and a tack room.

Outbuilding 59'9" x 29'1" (18.22 x 8.87)



A very substantial and modern open plan shed with concreted floor and power and light provided. Currently used as garaging and a workshop, but suitable for many uses.

Lean-to Shelter

A very large Field Shelter ideal for ponies or indeed to extend the main Outbuilding, running the width of this outbuilding (59')

Services

Main water and electricity.
Private drainage and oil fired central heating system.

Energy Rating

Band E.

Council Tax

Band F.

Tenure

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

Viewing Arrangement

Viewing is strictly by appointment with the selling agent.

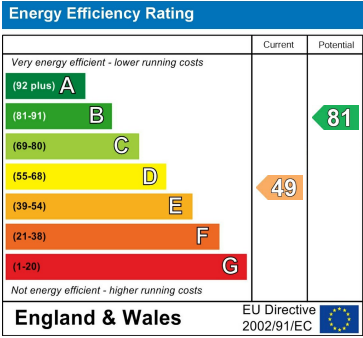
Floor Plan



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.