



Bryn Cottage Rosemary Lane, Beaumaris, LL58 8EE

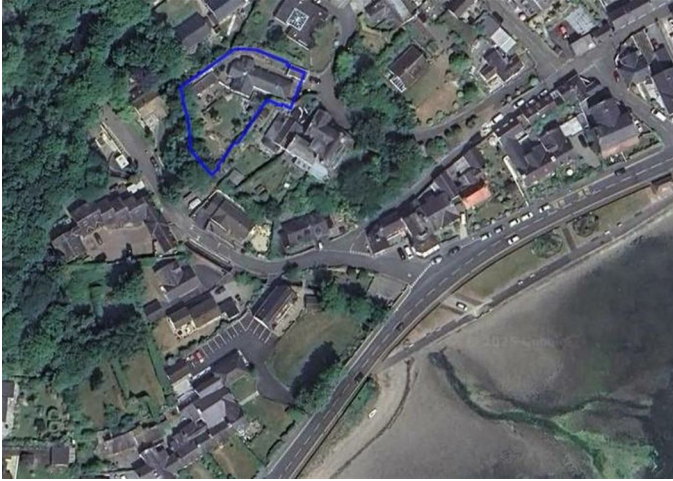
£675,000

Bryn Cottage is a 'hidden gem', being a 3 bedroom single story detached cottage set in its own landscaped grounds, located in a highly sought after position, close to the waterfront and town centre yet completely private and having a sheltered position. It was originally built as stables for nearby Bryn House and subsequently converted into a dwelling. The present owners have undertaken a significant improvement programme over the recent years and must be viewed to fully appreciate the size of the accommodation and the quality of work undertaken throughout. Being South

Westerly facing to the rear, the property and gardens enjoy ample sunshine throughout the day and makes for a very pleasant and relaxing experience with the addition of the outhouse namely 'The Outback' which provides a detached home studio/office/hobbies room with services connected and a multi fuel stove. A further treat are the views towards the Menai Strait and backdrop of the hillsides and mountains of Snowdonia which can be enjoyed from the private main garden. There is also the advantage of a detached garage and additional parking, a rare commodity in this historic town.

Bryn Cottage can be purchased with no onward chain.

Location



Beaumaris is a medieval town on the banks of the Menai Strait which is renowned for its castle dating back to the reign of Edward I and its Victorian pier and gaol. It is also famous for its sailing facilities with the sheltered bay being a haven for yachting enthusiasts in the summer months. Within the town there is a good selection of interesting shops, restaurants and hotels. The University City of Bangor is some seven miles distant on the mainland.

Entrance Hall 8'9" x 4'2" (2.69 x 1.29)

Composite double glazed entrance door with side windows giving good natural light to the entrance hall. 'Moduelo LayRed' LVT wood effect floor covering, picture rail and pendant light. Overhead cupboard housing electric meter and consumer unit.

Lounge 16'11" x 14'0" ceiling height 9'3" (5.16 x 4.27 ceiling height 2.83)



A spacious room having a 'Heta Inspire 45' 5kw wood burning stove set on slate hearth. Continuation of 'Moduelo LayRed' LVT wood effect floor covering continuing through to the Sun Lounge. PVC double glazed window to the front elevation and double glazed timber framed double doors

opening to the Sun Lounge. Wall mounted vertical radiator, dado rail, coving and pendant light.

Sun Room 21'6" x 12'5" ceiling height 11'10" (6.56 x 3.80 ceiling height 3.63)



A light and spacious room having a vaulted ceiling with two 'Velux' windows. Four PVC double glazed windows and PVC double glazed side exit door to the garden area. Three radiators and three wall light points.

Breakfast Kitchen 14'9" max x 11'6" max (4.52 max x 3.53 max)



A light part vaulted dual aspect L shaped room with four 'Velux' windows and two PVC double glazed windows. Fitted quality light grey timber fronted wall and base storage units with soft close doors and drawers with integrated draw storage units. Complemented with quartz work tops/upstands and tiled splashbacks. Inset 'Franke' stainless steel sink unit with 'Kettle Signature' 4 in 1 boiling water stainless steel tap. Inset 'Smeg' ceramic hob (900cm wide) with extractor over and built-in 'Smeg' fan oven (900cm wide). Integrated 'Smeg' dishwasher and 'Siemens' 60/40 fridge freezer. Oak top breakfast bar with steel legs. Up and over counter lighting, mains smoke alarm and nine directional lights to ceiling. Wall mounted digital 'Hive' thermostat control unit. Wall mounted vertical radiator. 'Moduelo LayRed' wood effect floor covering continuing through to the Utility Room. Timber glazed panel door to:

Utility Room 9'3" x 7'5" (2.82 x 2.27)



With matching base storage unit and oak work tops. Under counter space for washing machine and dryer. Wall mounted 'Worcester' gas combi boiler and carbon monoxide sensor. Three downlights, two PVC double glazed windows, 'Velux' and PVC double glazed exit door with integrated privacy blind. Door to:

Cloakroom/WC 7'11" x 7'7" (2.42 x 2.33)



Fitted with button flush WC and dual sink vanity unit with matching wood effect part glazed storage units. 'Moduelo LayRed' LVT floor covering continuing through to the Shower Room/Bathroom. White Traditional Heated Towel Radiator (With Overhanging Rail). 'Velux' and two PVC double glazed frosted windows. Three downlights and extractor fan. Door to:

Shower Room/Bathroom 9'4" x 5'11" (2.87 x 1.81)



A modern suite comprising fully tiled double shower cubicle with 'Mira Excel' thematically controlled shower unit and panelled bath with mixer tap and shower attachment. Wall mounted chrome towel radiator, 'Velux' and extractor fan.

Inner Hall 12'11" x 3'7" (3.95 x 1.10)

Having a PVC double glazed window to the front elevation with shelving under. Radiator, mains smoke alarm and pendant light.

Primary Bedroom 15'11" x 10'9" ceiling height 11'9" (4.87 x 3.28 ceiling height 3.59)



A spacious bedroom with feature vaulted ceiling and large side elevation PVC double glazed window. Wall light point, four directional lights and radiator. Sliding door to Walk in Wardrobe 1.67m x 1.53m with fitted clothes rails, shelving/drawer unit, radiator and ceiling light. Sliding door to:

En-Suite Shower Room/WC 9'9" x 5'6" (2.98 x 1.69)



Modern suite comprising 'Rak Ceramics' button flush WC, 'Rak Ceramic' bidet and circular sink with mixer tap set on slate top with Oak frame stand. Fully tiled walk in double shower with large glass screen and 'Aqualisa Vitalise SL' electric shower unit. 'Moduelo LayRed' LVT floor covering. Wall mounted chrome towel radiator, built-in shelving, ceiling light, extractor fan and PVC double glazed window.

Bedroom 2 12'11" x 12'11" ceiling height 9'9" (3.96 x 3.94 ceiling height 2.99)



PVC double glazed window to the rear elevation, capturing views over the rear garden. Radiator, picture rail and pendant light.

Bedroom 3 12'2" x 8'11" ceiling height 9'5" (3.72 x 2.72 ceiling height 2.89)



PVC double glazed window to the rear elevation, framing views over the rear garden. 'Moduelo LayRed' LVT wood effect floor covering, radiator picture rail and pendant light. Overhead cupboard housing the internet router.

Outside



Shared vehicular access up a private driveway leads to an off road parking area for up to two cars and leads to a Detached Garage. To the front is a gravelled and part paved garden area with secure gate leading to a York stone paved pathway/patio with private terraced rockery garden and seating area with log store.

To the rear of the cottage is a superbly maintained south west facing garden, being extremely private with lawned area, patio area, extensive flower beds, shrubs and Palm tree.

At the lower level adjoining the Sun Room is a secluded timber decked patio surrounded by York stone paving and leading to 'The Outback' a detached garden outbuilding with adjoining garden store shed. At an upper level there are distant views of the Menai Strait and mountains. Viewing necessary to fully appreciate.

Detached Garage 22'0" x 11'9" (6.71 x 3.60)



With up and over door, side personal door, power, lighting and fitted timber shelving to back wall.

'The Outback' 23'6" x 7'10" (7.17 x 2.41)



Block built with pitched rubber roof and attached garden store 2.46m x 1.88m with power and light. Considered a great space for a home office/studio or hobbies room. Having two PVC double glazed windows, PVC double glazed entrance door, power points, mains smoke alarm, ceiling lights, laminated wood flooring, work tops, external water tap, 'Aarrow' multi fuel stove and sink with 'Hylo' electric hot water geezer.

Tenure

We have been informed the tenure is Freehold with vacant possession upon completion of sale. Vendor's solicitors will confirm title.

Services

We are informed by the seller this property benefits from mains water, gas, electricity and drainage. 'Worcester gas combi boiler supported by a 'Hive' system and thermostatic valves on every radiator allowing room by room temperature controlled from a smartphone.

Council Tax

Band F.

Energy Rating

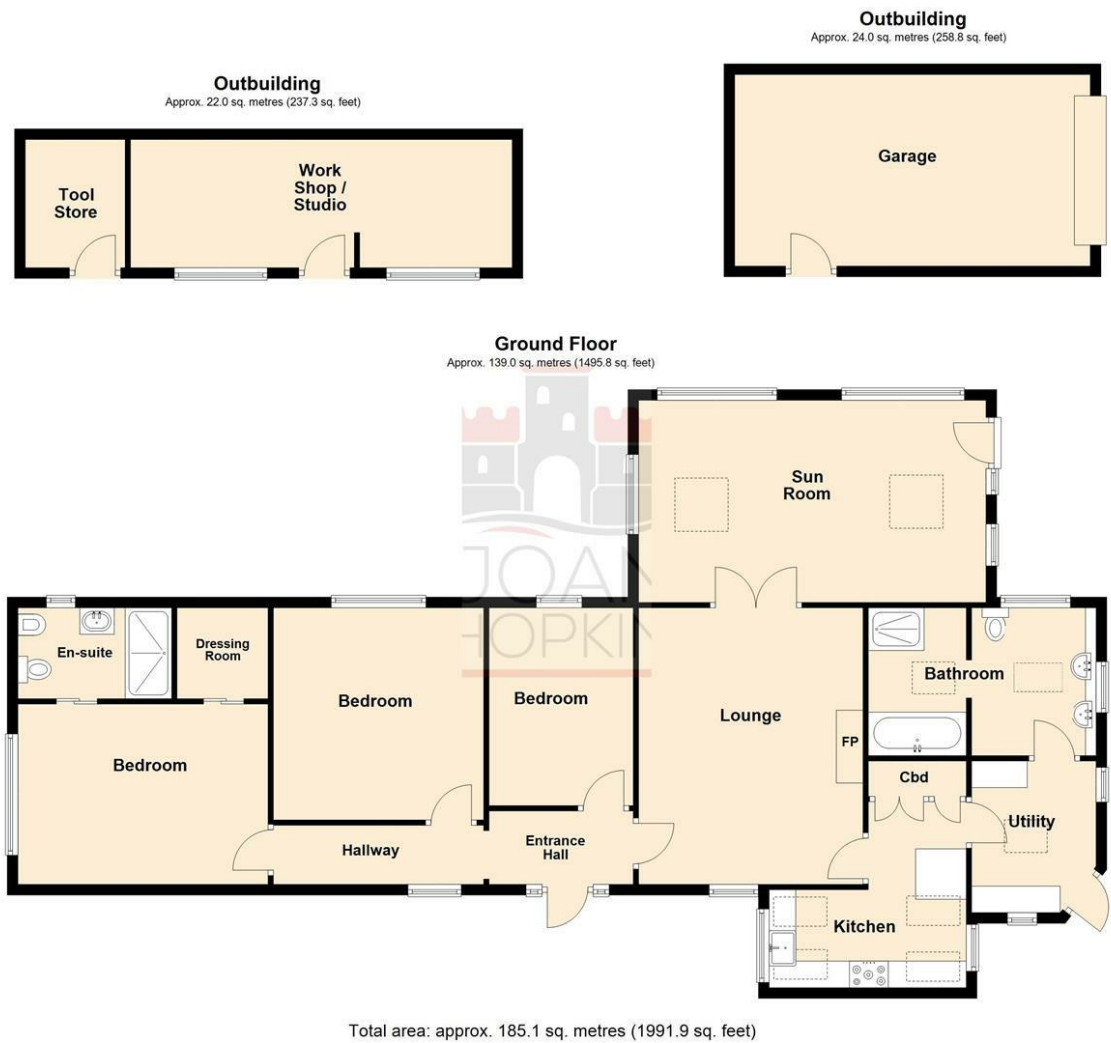
Band D.

Directions

From the Menai Bridge Direction, on entering the town of Beaumaris, continue through the 30mph signs and shortly after turn left onto New Street. Continue to the crossroads with Rosemary Lane

and just across the junction diagonally on the left hand side, there is a driveway that leads up to a private cul-de-sac. After a short distance Bryn Cottage is located straight ahead.

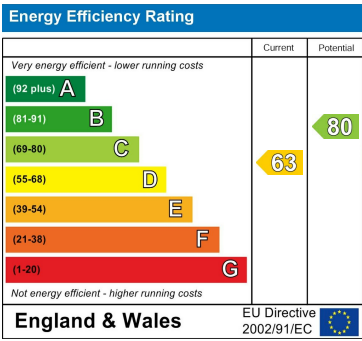
Floor Plan



Area Map



Energy Efficiency Graph



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