



11 Rating Row, Beaumaris, LL58 8AF

£365,000

A truly charming Grade 2 listed cottage, enjoying a quieter town centre location, and having been upgraded circa 2016 to a very high standard, and giving character accommodation upgraded to suit modern living requirements.

Having an open plan ground floor layout, the cottage is considered perfect as a home, holiday home or for its present use as a holiday let. For those interested in a holiday let, Melvin Cottage has been very successful, easily surpassing requirements for full rates relief, and is available fully furnished if required. Figures for 2024/25 already indicate the cottage will achieve well in excess of the 182 day requirement for full rates relief.

It has an open plan living and dining room, with cosy Snug off and also open to a quality fitted kitchen. There are two double and one single bedrooms as well as a high standard shower room. There is access from two rooms to a secure and private rear courtyard garden, while the property has gas central heating and part double glazing as well as a floored attic store room.

Well worthy of internal inspection to appreciate the retained character of this lovely upgraded cottage.

L Shaped open plan Living/Dining Room 19'11" x 10'0" (6.08 x 3.05)

Running the full frontage of the property having a hardwood front access door, light oak floor covering which also extends to the rear Snug.

Living Area



Having a feature polished slate surround fireplace with slate and tiled hearth and cast iron inlay with feature fire basket housing a living flame gas fire. Wall mounted TV connection, front aspect window, radiator.

Dining Area



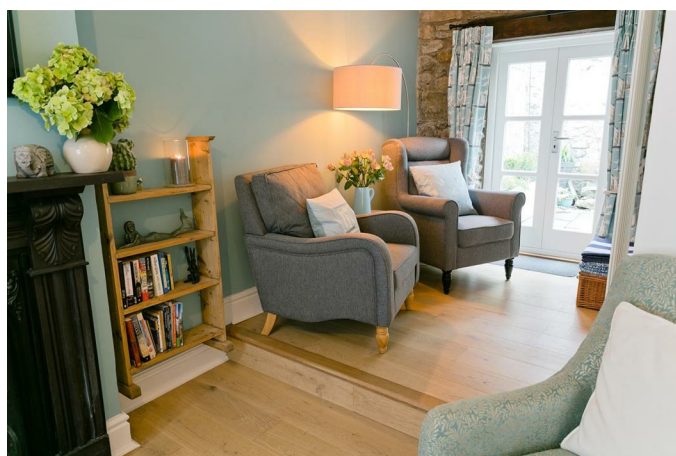
Capable of having a 4-6 seater table and with fitted wall cupboards either side of a former fireplace opening. Cloak cupboard, front aspect window, radiator, wide opening to:-

Kitchen 11'8" x 9'1" (3.57 x 2.78)



Having a quality range of base and wall units in a soft green sage finish with granite worktops with upstands and part solid timber worktop. Integrated appliances include a Bosch stainless steel gas hob with a granite worktop surround with extractor over and Bosch oven under. Fitted Bosch dishwasher and tall Bosch fridge/freezer. Space for a washing machine and dryer, deep pan drawers, and Franke stainless steel sink. Original timber wall cupboard, ceiling spot lighting, skirting level room heater, fully tiled floor and double glazed door to the rear courtyard garden and partly exposed stone wall.

Snug 7'5" x 6'5" (2.28 x 1.96)



situated at the rear being open to the living area with part exposed stone wall, radiator, light oak flooring, vertical radiator, French style double opening and double glazed doors to the rear courtyard garden.

Rear Lobby



With original pine staircase to the first floor with store under and light oak flooring. Attractive partly exposed stone wall and radiator.

First Floor Landing



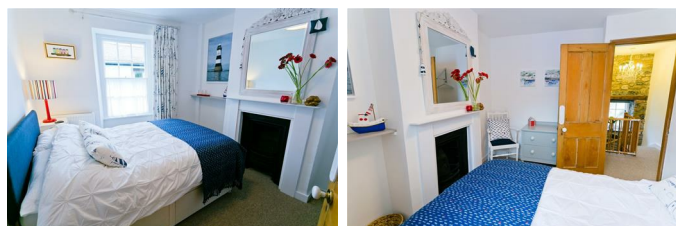
With all facing bedroom/shower doors and frames in original yellow pine. Access hatch to the attic.

Bedroom 1 11'8" x 10'8" (3.56 x 3.27)



Having a feature large bay window with window seat referred to in its Listing status. Attractive domed alcove recess' either side of the chimney breast. Radiator.

Bedroom 2 10'0" x 9'0" (3.06 x 2.76)



With a feature made of a former cast iron former fireplace with painted slate surround, and with

clothes hanging space to one side and shelf to other. Radiator.

Bedroom 3 8'5" x 8'3" (2.57 x 2.52)

With rear aspect window, radiator.

Shower Room 7'3" x 6'3" (2.21 x 1.92)



Having been upgraded to a very good standard and with a corner shower enclosure with glazed doors and thermostatic shower control. Traditional style wash stand with polished slate top and raised wash basin with monobloc tap. WC towel radiator, slate tiled floor, shelf and wall lights.

Attic Space 20'0" x 9'10" (6.1 x 3.0)

Accessed via a folding timber ladder off the landing, this area has been floored and boarded with good central headroom and ideally suited for storage with light provided. Modern gas combination central heating boiler.

Outside



Delightful and private rear courtyard gardens with high boundary walls to give good privacy but not to obstruct sunlight, and being more than large enough to give enough space to sit or dine outside. Borders with shrubs and bushes

Services

All mains services connected.

Gas central heating system with Nest control.

Tenure

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

The property is a Grade 2 Listed Building.

Energy Certificate

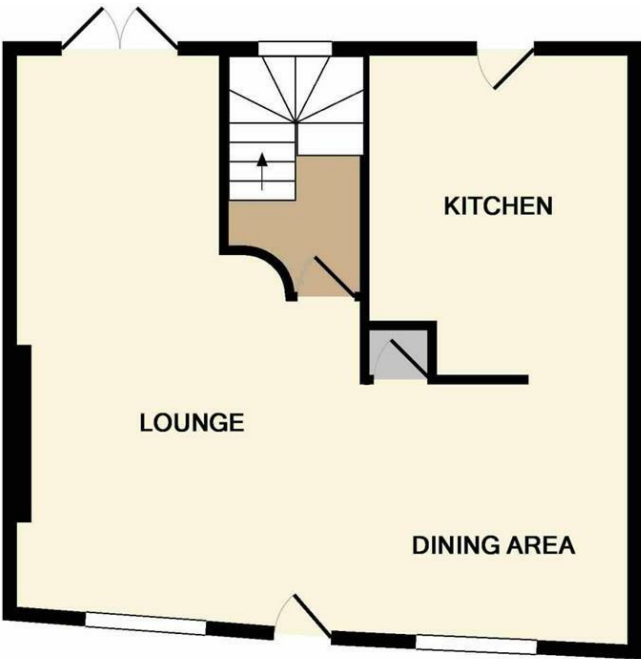
Listed Building Exemption.

Rates

The property has a Rateable Value of £2,900.

No rates paid as exempt under Small Business Rates Relief and comfortably exceeding 182 days a year

Floor Plan



GROUND FLOOR
APPROX. FLOOR
AREA 419 SQ.FT.
(38.9 SQ.M.)

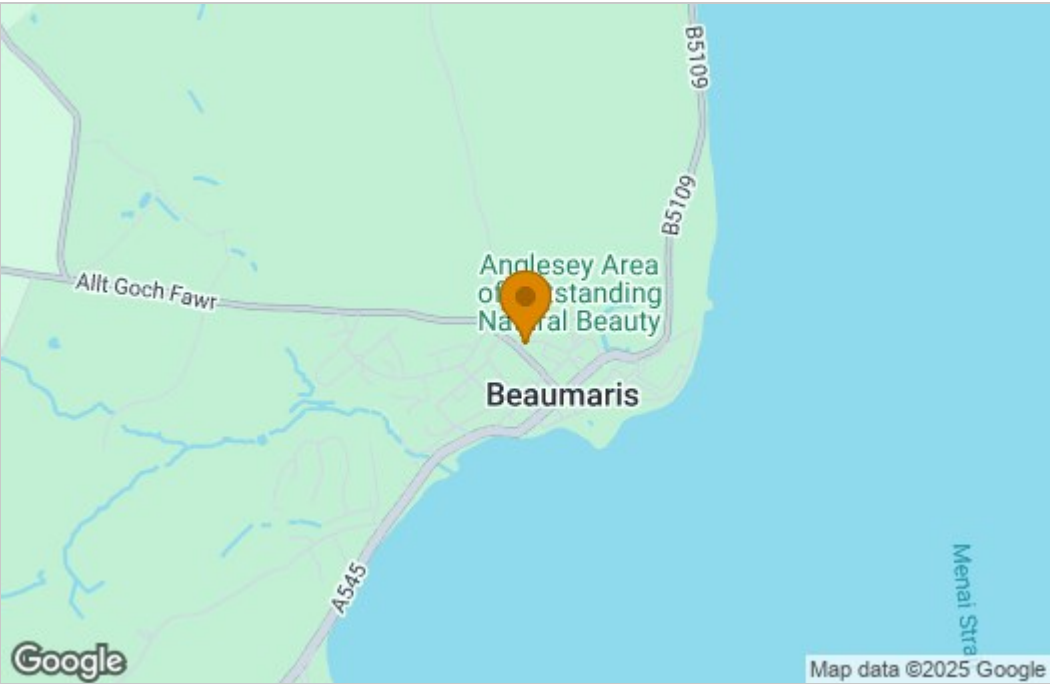


1ST FLOOR
APPROX. FLOOR
AREA 428 SQ.FT.
(39.8 SQ.M.)

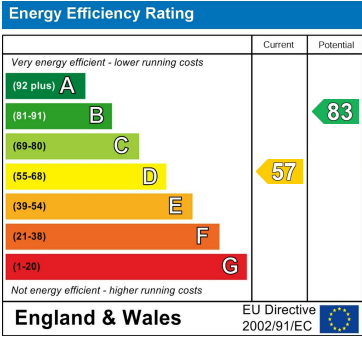
TOTAL APPROX. FLOOR AREA 847 SQ.FT. (78.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Area Map



Energy Efficiency Graph



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