



**Ysgubor Ddegwm , Pentraeth, LL75 8YW**  
**£725,000**

A substantial 6 Bedroomed Detached Family Residence residing within extensive garden grounds measuring some 1.66 acres (0.67 hectares) or thereabouts, enjoying far reaching views across Anglesey countryside towards the Snowdonia mountain range on the mainland. The striking vista stretches from the Carneddau range across Snowdon and down to the hills on the Llyn Peninsula. It is considered that the property is big enough to split into two, or accommodate a business or bed and breakfast establishment or as a beautifully modernised family house as is presently the case. The accommodation benefits from PVC double glazing and oil fired central heating. Patio doors open out onto the southerly side of the property where you can enjoy the afternoon sunshine overlooking the spacious lawned gardens and taking in the superb views. The garden grounds encompass the property on all sides with a main drive offering extensive private parking, leading to a large timber built double garage. The gardens are primarily laid to lawn and planted with numerous mature trees and shrubs.

Internal viewing highly recommended to fully appreciate the location, accommodation, grounds and views.

### **Entrance Hall 22'8" x 4'9" + recess (6.92 x 1.46 + recess)**

Slate pitched canopy over the paved main entrance with light and PVC double glazed door opening to the inviting hallway. PVC double glazed window to the rear elevation framing the garden and distant mountain views. Engineered oak flooring continuing into the inner hallway. Two radiators and coving to ceiling with pendant light.

### **Utility/Boiler Room 8'9" x 5'9" (2.67 x 1.76)**

Having plumbing and space for washing machine. Floor standing Grant oil fired central heating boiler and Grant hot water cylinder. PVC double glazed rear exit door. Coving to ceiling and ceiling light.

### **Dining Area 19'9" x 8'0" (6.02 x 2.45)**



Having tiled flooring that continues through to the kitchen area. Rear and side PVC double glazed windows. Radiator with decorative cover. Coving to ceiling with two pendant lights. Door and feature open arched window allowing natural light top the inner hallway. Large opening to the kitchen/Breakfast Room.

### **Kitchen/Breakfast Room 19'3" x 14'11" max dimensions (5.88 x 4.57 max dimensions)**



L Shaped room having a country style kitchen with oak fronted wall and base storage cupboards finished with granite work tops and tiled splash backs. Belfast sink with oak surround and mixer tap. Feature island breakfast bar unit with granite top and storage cupboards/shelving beneath. Recess housing a 'Rangemaster Elan' cooker with extractor over. Integrated dishwasher and space for a large

fridge freezer. PVC double glazed window to the side elevation and PVC double glazed sliding patio doors allowing plenty of light and easy access to the rear of the property. Radiator with decorative cover. Coving to ceiling with three pendant lights and four inset downlights. Door to side porch.

### **Porch 7'0" x 6'7" (2.14 x 2.03)**

With tiled flooring, PVC double glazed window and exit door.

### **Inner Hall**

Turned balustrade staircase leading up to the first floor bedrooms. Spacious built-in storage cupboard with light. Radiator with decorative cover. Coving to ceiling with two pendant lights.

### **Bathroom 8'7" x 6'6" (2.62 x 1.99)**



A modern suite comprising: Fitted button flush WC, 'Duravit' vanity wash hand basin with 'hansgrohe' mixer tap and mirror with light over. Bath with tiled surround, glass shower screen, mixer tap and shower unit over. Fully tiled walls and flooring. Chrome towel rail. Inset downlights

### **Sitting Room 21'6" x 11'10" (6.57 x 3.61)**



A spacious room with an attractive open fireplace with a timber surround, cast iron tiled inset and

granite hearth. Two PVC double glaze window to the front elevation. Cupboard housing electric meter and consumer unit. Two radiators with decorative covers. Coving to ceiling with two pendant lights and two wall light points.

#### **Main Inner Hallway 22'2" x 3'10" + recess (6.78 x 1.17 + recess)**

A long hallway which widens at the end with access hatch to the roof space with pull down ladder. Engineered oak flooring. Additional loft access hatch. Two radiators and coving to ceiling with two pendant lights.

#### **Bedroom 5 11'10" x 11'8" (3.61 x 3.58)**



Front aspect PVC double glazed window. Radiator. Coving and pendant light.

#### **Shower Room/WC 6'3" x 5'6" (1.92 x 1.69)**

Comprising: WC, pedestal wash hand basin and tiled shower cubicle with electric shower. Radiator and tiled flooring.

#### **Bedroom 6 9'9" x 9'4" (2.98 x 2.85)**

PVC double glazed front aspect window. Engineered oak flooring, radiator and coving to ceiling with pendant light.

#### **Bedroom 4 18'3" x 10'4" (5.58 x 3.17)**



A spacious guest bedroom with PVC double glazed window to the rear framing the lawned gardens and mountain views beyond. Bank of fitted fitted wardrobes. Coving to ceiling with pendant light and four wall light points. Door to:

#### **En-Suite 8'6" x 6'8" (2.61 x 2.04)**



Tiled wet area with 'Mira 415' thermostatically controlled shower unit. WC, bidet and pedestal wash hand basin. Radiator, tiled flooring, timber panelled ceiling with light and PVC double glazed frosted window.

**Lounge 21'6" x 14'2" (6.56 x 4.34)**

A spacious lounge with PVC double glazed window to the side elevation and a large PVC double glazed sliding patio doors to the rear framing the garden views and panoramic countryside and mountain views. Engineered oak flooring, two radiators, two wall light points and coving to ceiling with two pendant lights. Oak double door opening to the breakfast room.

**Breakfast Room 12'2" x 6'6", 282'1" (3.71 x 2.86)**

Tiled flooring continuing through to the second kitchen. PVC double glazed side aspect window. Radiator, two wall light points and coving to ceiling with pendant light., Feature archway opening to the kitchen.

**Kitchen 2 15'3" x 9'8" (4.65 x 2.97)**

Having a range of free standing granite top bespoke kitchen units incorporating a Belfast sink with mixer tap. PVC double glazed windows to the front and side elevations along with a PVC double glazed side exit door. Radiator, tiled flooring, coving to ceiling with pendant light. Door to hallway.

**First Floor Landing**

PVC double glazed window to the rear allowing natural light to the stairs and landing. Pendant light.

**Bedroom 1 19'9" x 15'1" (6.02 x 4.61)**

A spacious and light double aspect room having a large window to the rear framing the views along with a side PVC double glazed sliding patio door opening to the roof terrace (NB - no hand rails). Coving to ceiling with two pendant lights and four inset downlights. Two radiators with decorative covers.

## **Bedroom 2 19'5" x 10'6" (5.93 x 3.21)**



Double aspect room having PVC double glazed windows to the front and side elevations. Two radiators. Coving to ceiling with two ceiling lights.

## **Bedroom 3 16'3" x 10'11" max (4.97 x 3.34 max)**



Front aspect PVC double glazed window. Radiator. Coving to ceiling with two pendant lights. Access hatch with pull down ladder to the part floored loft area.

## **Outside**

The property stands in approximately 1.66 acres (0.67 hectares) of garden and grounds, mainly lawned with the main driveway offering extensive private parking for several vehicles, which in turn leads to a large timber built double garage. A separate driveway has been created leading directly to the side paddock with access to two timber chalet style buildings, previously utilised as a home office with one containing a kitchen and toilet facility. (To this day both require some attention).

## **Detached Garage 21'0" x 17'10" (6.41 x 5.44)**



Timber framed garage with pitched roof, concrete floor, power/light, side door, side window and two double doors.

## **Tenure**

Understood to be Freehold and this will be confirmed by Vendor's conveyancer.

## **Services**

We are informed by the seller this property benefits from mains water and electricity. Oil fired central heating system. Private drainage.

## **Council Tax**

Band F.

## **Energy Performance Rating**

Band D.

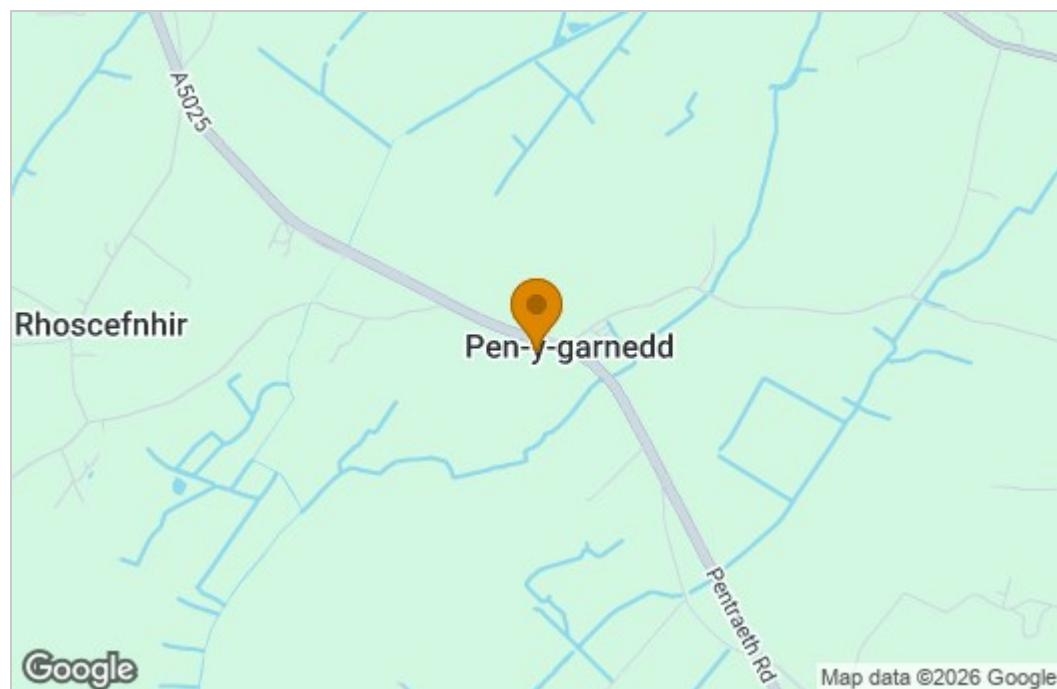
## **Directions**

From Menai Bridge, follow the A5025 in the direction of Pentraeth/Benllech. Follow this road past the turning for Llansadwrn on your right and continue along the long straight stretch of road. At the end of the straight, as the road bends to the left and climbs a small hill, you'll find the entrance to Ysgubor Ddegwm on your left hand side.

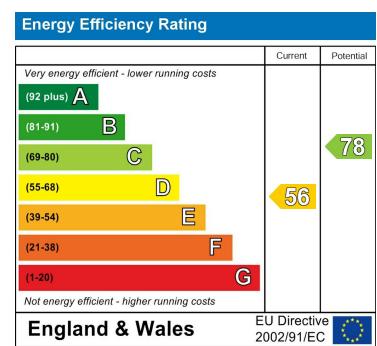
## Floor Plan



## Area Map



## Energy Efficiency Graph



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