EGERTON ESTATES









Bronwen , Rhoscefnhir, LL75 8YS

Offers In The Region Of £335,000

Set in a peaceful rural location near the east coast of Anglesey, Bronwen is a historic cottage that forms part of the original Rhoscefnhir brewery. It is a delightful character cottage offering a wonderful blend of traditional charm, generous living space and a beautiful, private garden setting. Tucked away in the countryside yet conveniently located, approximately 1/4 mile from the main coast road and approximately 6 miles from Menai Bridge.

Lovingly upgraded over many years, Bronwen retains many of its original character features, including exposed timber floors and a stunning large stone inglenook, while offering comfortable and versatile accommodation for modern living.

The ground floor provides a spacious living room, a well-appointed kitchen opening into a lovely dining conservatory overlooking the rear garden, together with a useful utility room. There is also a versatile study/third bedroom with a bathroom conveniently located off it.

Upstairs are two double bedrooms, one of which benefits from its own ensuite, providing comfortable private accommodation for family and guests.

Outside, the property really comes into its own. There is convenient off-road parking for two to three cars, while the spacious and wonderfully private rear gardens are a particular highlight. Backing onto agricultural land, the gardens provide a peaceful countryside outlook and include a charming flower garden and large hen hut, offering plenty of space for gardening, entertaining or simply enjoying the tranquillity.

Having been the much-loved "heart and soul" of its owner for many years, Bronwen is now offered for sale with genuine reluctance. An opportunity to enjoy the peace and beauty of rural Anglesey, while remaining within easy reach of the coast, Pentraeth and Menai Bridge.

Please eee the owners comment on the full description.

Open Porch
With pvc double glazed entrance door, overhead light.

Hallway
With exposed timber staircase to the first floor

Living Room 13'2" x 12'3" (4.03 x 3.75)
A copy space with character having a large exposed stone inglenook fireplace of local stone with a timber lintel and housing a multifuel stove on a tiled hearth. Exposed timber floor and timber ceiling with beams. Two front aspect windows, radiator, TV connection.

Kitchen 9'9" x 8'6" (2.98 x 2.60)
Having a wide opening to the adjoining Conservatory and which allows a good amount of natural daylight couple with a Velux roof light. Range of base and wall in an oak style finish to 3 sides with worktop surfaces and tiled surround. Enhancing the cottage feeling are the exposed timber floors and ceiling. 1.5 bowl stainless steel sink unit, possible space for dishwasher, recess for an electric cooker with extractor over and space for a fridge/freezer. Wide opening to the Conservatory which has double opening glazed doors.

Conservatory Dining Room 12'6" x 9'9" (3.83 x 2.98)
This room feels to be the heart of the cottage enjoying a delightful and private outlook over the rear garden with a spacious patio area adjoining the double opening outside doors. It is of hardwood construction on a stone base and glazed to three sides. The room has adequate space for a dining table as well as for additional space as a sitting area. Tiled floor, radiator.

Utility Area 11'11" x 4'0" (3.64 x 1.23)
Being a lean-to off the living room with kitchen storage cupboards with worktop and sink unit. plumbing for washing machine. Wall shelving, tiled floor, radiator. Door through to:

Functional Workspace 13'6" x 5'9" (max) (4.14 x 1.76 (max))
A functional, practical workspace extension of the Utility Room with an outside door to the rear garden. This room has storage shelves, coat hanging area and plumbing for a washing machine.

Bedroom 3/Study 8'9" x 7'4" (2.69 x 2.26)
Presently used as a Study but can be used as a single bedroom with the existing desk to be removed. Storage cupboards, exposed timber floor, radiator. Door to:

Bathroom 11'10" x 4'5" (3.61 x 1.35)
Having a white suite comprising of a panelled bathe with mixer shower attachment. Wash basin, WC. spacious linen cupboard, radiator, timber floor.

First Floor Landing

Bedroom 1 12'4" x 10'6" (3.76 x 3.21)
In keeping with the cottage theme with a pine clad partially vaulted ceiling and exposed timber floor. Deep fitted wardrobe, radiator

Bedroom 2 12'2" x 8'10" (3.72 x 2.70)
Again with a partially vaulted timber ceiling and floor, fitted deep wardrobe, radiator.

En Suite 5'6" x 4'7" (1.68 x 1.40)
Having a shower enclosure wit thermostatic shower control and glazed door. Wash basin, WC. towel radiator, timber floor and ceiling.

Outside
A most attractive feature of Bronwen are the spacious and private gardens to the rear.
To the front a private drive off the village road gives off road parking for 2-3 cars (lengthwise), with timber gates leading to the rear gardens.
To the immediate rear of the Conservatory is a spacious paved patio area enjoying good privacy and overlooking the rear garden. The rear garden is a delight in an L shape enjoying excellent privacy and backing onto agricultural land. The majority is lawn with well established boundary bushes and trees to the boundaries to maintain the privacy this garden enjoys, There is a circular vegetable/herb growing space with dwarf privet hedge surround and to include a small pond. In addition is a spacious walk in Chicken pen for those wishing to keep hens as well as a potting shed and timber garden shed. To the far corner is a soft fruit area with apple trees.

Owner's Thoughts
I bought Bronwen In 2004 as a gutted shell and a field for a garden full of builders rubble. I wondered whether I could put all this together and create a home for myself. Gradually with a lot of back-breaking work and the help of my family and a retired builder, Bronwen was lovingly resurrected like a phoenix rising from the ashes. The cottage is part of the original Rhoscefnhir brewery which was later divided into three properties to provide housing for the workers of the Ty Fry Manor estate.
I landscaped the garden and the saplings I planted are now beautiful mature trees. The garden is divided into the formal park-like area, visable from the cottage, and the working space where I grow vegetables and fruit and keep my hens.
My favourite place in the cottage during the daytime is the self-designed conservatory where I can sit and watch the birds on the feeders hanging just outside the windows. Particularly wonderful are the woodpeckers and red squirrels.
On cold evenings I keep cosy, snuggled with my dog, by candlelight and the blazing log burner.
Unfortunately it is time now for me to move on. Bronwen has been my sanctuary and I will be very sad to say farewell.

Services
Mains water, drainage and electricity.
Oil fired external central heating. Boiler (2025)
With 9 solar panels.

Tenure
The property is Freehold and this will be confirmed by the Vendor's conveyancer.

Council Tax
Band C

Energy Efficiency
Band D

Floor Plan

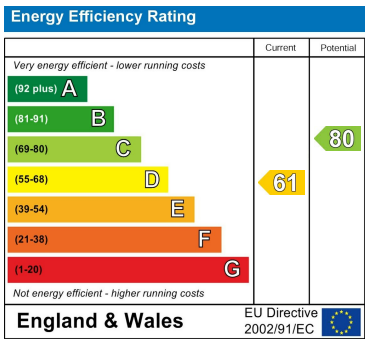


Total area: approx. 86.5 sq. metres (930.7 sq. feet)

Area Map



Energy Efficiency Graph



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