



The Brewery House , Llanfachraeth, , Anglesey, LL65 4UU

£695,000



A remarkable historic country property comprising two substantial dwellings, set within approximately 1.7 acres of mature gardens and grounds alongside the intriguing remains of the former Mona Brewery. The **Brewery House** is an impressive four-storey residence offering four reception rooms, five bedrooms, extensive cellar accommodation and a wealth of character features. Requiring a scheme of sympathetic restoration. **Mushroom Cottage** provides a spacious four-bedroom home ideal for extended family living or income potential. The grounds include formal gardens, a pond, historic brewery ruins, former malt rooms and a surviving tall chimney. Benefits include oil-fired central heating, UPVC double glazing, solar panels and attractive rural surroundings. Less than 4 miles from A55 Expressway at Valley (Junction 3) and lies within the Swtan, Anglesey Area of Outstanding Natural Beauty.





The Brewery House - Accommodation Ground Floor

Entrance Hallway 23' 11" x 5' 1" (7.3m x 1.54m)

Feature spindled staircase to first floor with staircase to cellar

Through Lounge and Sitting Room 23' 7" x 11' 10" (7.19m x 3.6m)

Originally 2 rooms now a through room with a feature fireplace and wood burner.

Reception Room 2 13' 9" x 12' 2" (4.2m x 3.7m)

Feature fireplace and wood burner.

Rear Reception Room 3 11' 10" x 9' 10" (3.6m x 3.0m)

Door and steps down to Kitchen

Dining Room 18' 2" x 13' 1" (5.54m x 4.0m)

Having the original cooking range and fireplace - Fitted wall and base units with a Green Alpha oil cooker/range for heating and hot water. Tiled floor and feature beams, staircase to first floor, steps down to external door. Opening through to

Kitchen 12' 8" x 9' 2" (3.85m x 2.8m)

Range of fitted base and wall units with worktops and sink unit with slot in oven. Provision for washing machine. Tiled floor.

Cellar 27' 3" x 20' 0" (8.3m x 6.1m)

The cellar is divided into 4 rooms and covers the entire foot print of the main house. External door, internal staircase access.

First Floor Landing

Staircase to second floor

Front Bedroom 1 13' 9" x 11' 2" (4.2m x 3.4m)

Front Bedroom 2 13' 9" x 12' 2" (4.2m x 3.7m)

Rear Bedroom 3 11' 6" x 7' 10" (3.5m x 2.4m)

Family Bathroom 12' 2" x 9' 6" (3.7m x 2.9m)

Having a coloured 3 piece suite with fitted airing cupboard.



Front Box room/Possible 6th Bedroom 7' 1" x 6' 1" (2.17m x 1.85m)

Rear Bedroom 4 14' 9" x 11' 2" (4.5m x 3.4m) Fitted wardrobes, velux rooflight.

En Suite Shower room with shower cubicle, w.c., wash basin. Velux rooflight

Second Floor

Attic room 17' 5" x 14' 9" (5.3m x 4.5m)

with 2 velux roof lights access through to

Bedroom 5 14' 1" x 12' 2" (4.3m x 3.7m)

Fitted cupboard, access to under eaves storage, velux rooflight.

Outbuildings on the Brewery Estate

Range of outbuildings including

Large 2 storey outbuilding (Grapevine Cottage) attached to Mushroom Cottage with solar panels supplementing Mushroom Cottage electricity supply. Potential for conversion subject to consents.

Dilapidated former stable block attached to Brewery House.

Attractive detached building (believed to be former shop for the Brewery used as a summerhouse/storage). It has a chimney and fireplace.

Ruins of the former Brewery works including malt rooms, brewing spaces and the tall chimney.

Mushroom Cottage Accommodation - Ground floor

Lounge 16' 1" x 15' 1" (4.9m x 4.6m)

Feature of wood burner on slate and brick hearth, staircase to first floor

Shower Room/Utility 10' 4" x 6' 0" (3.14m x 1.82m)

Having a shower cubicle, wash basin, w.c., worktop with boiler below and plumbing for washing machine

Dining Room 9' 10" x 9' 10" (3.0m x 3.0m)

Kitchen 16' 5" x 11' 16" (5.0m x 3.5m) Range of fitted base and wall units with working surfaces and sink unit. Tiled floor

First Floor Landing – Fitted airing cupboard

Bedroom 1 16' 5" x 8' 6" (5.0m x 2.6m)

Bedroom 2 9' 10" x 7' 3" (3.0m x 2.2m)

Bedroom 3 9' 10" x 3' 11" (3.0m x 1.2m)

Bedroom 4 10' 6" x 7' 10" (3.2m x 2.4m)

Bathroom 10' 5" x 8' 1" (3.18m x 2.47m)

Grounds

A stone pillared gated entrance leads to the circular drive to the front of Brewery house. Formal gardens of the Brewery House with lawns, ornate pond with a large copse of trees with pathways/walks.

A rear driveway entered through a separate gate, gives access to the rear of the Brewery and Mushroom Cottage. A permitted right also exists for Peach Tree Cottage under separate ownership.

Mushroom cottage has its own large area of lawn and trees, partially walled Side car parking area for Mushroom Cottage.

The Brewery House grounds also include a significant tributary of the River Alaw, with an interesting area of estate owned land on the other side of the tributary.

Facilities

The Brewery has UPVC Double glazed sash windows. Heating is provided by the ALPHA oil range

Mushroom Cottage has an oil fired central heating system, upvc double glazing and solar panels

Services

The properties on the site all have well water supply with it being located in the grounds of Peach Tree cottage. The Brewery House estate owns the rights to use the well, Peach Tree cottage has a permitted right to use the water from the well - The required filtration and UV treatment is installed which is regularly inspected and tested.

There are separate Septic tank facilities for the two properties.

Mains electricity supply to each property - No mains Gas available

Tenure – Freehold

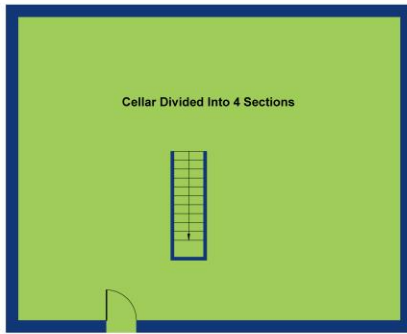
Council Tax Bands - The Brewery G Mush room Cottage D

Energy Performance Rating - The Brewery Band G Mushroom Cottage E

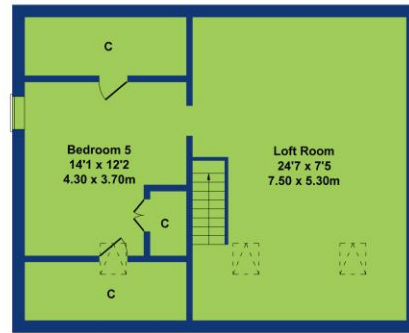


The Brewery Llanfachraeth

Approximate Gross Internal Area
3649 sq ft - 339 sq m
(Including Cellar)



CELLAR



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.

Mushroom Cottage Llanfachraeth

Approximate Gross Internal Area
1227 sq ft - 114 sq m

Utility/
Shower Room



GROUND FLOOR COTTAGE



FIRST FLOOR COTTAGE



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