



# Tros Yr Afon

BEAUMARIS, ANGLESEY

**LegatOwen**  
RESIDENTIAL

# Tros Yr Afon

BEAUMARIS, ANGLESEY



A distinguished coastal country Estate set within 8 Acres of gardens and woodland near Beaumaris offering a unique blend of coastal beauty, period charm and an established wedding venue.



## FEATURES

- Eight bedroom 19th Century Manor House
- Six self-contained cottages
- Self-contained studio apartment
- Set within 8 Acres
- Licensed wedding venue
- Self-catered holiday accommodation
- Over 11,000 sq ft in total



## DESCRIPTION

Tros-yr-Afon is a truly exceptional country estate, steeped in history and framed by breathtaking natural beauty. Set within approximately 8 acres of landscaped gardens and mature woodland, this remarkable property lies just moments from the charming coastal town of Beaumaris on the Isle of Anglesey. With its classic 19th-century architecture, idyllic courtyard, and sweeping countryside views extending towards the Menai Strait, Tros-yr-Afon offers a rare opportunity to acquire a property that is as versatile as it is beautiful.

Currently operating as successful self-catering holiday accommodation and licensed wedding venue, the estate combines period elegance with modern business potential, making it an attractive proposition for lifestyle buyers and investors alike.

Built in 1836, the estate is anchored by a magnificent eight-bedroom stone-built manor house - Ty Mawr. The property is brimming with character and architectural detail and includes six bathrooms and four reception rooms. The large traditional drawing room is currently utilised for holding civil ceremonies and partnerships.

Surrounding the picturesque courtyard are six idyllic self-contained holiday cottages and one apartment, creating a charming and exclusive setting. Each cottage, with traditional Welsh farmhouse design, offers spacious layouts, two, three or four bedrooms, original character features throughout, beautiful open fireplaces and individual private gardens to the rear.



## SCHEDULE OF ACCOMMODATION

Property	Type	Bed No	Size (Sq Ft)
No1 - Y Stiwdio	Studio apartment	2	376
No 2 - Coedlys	Detached cottage	4	1546
No 3 - Ty Pant	Mews cottage	4	1372
No 4 - Plas Menai	Mews cottage	3	642
No 5 - Cwt Y Coed	Mews cottage	2	635
No 6 - Graig	Mews cottage	2	784
No 7 - Hafren	Mews cottage	3	1299
No 9 - Ty Mawr	Detached Manor House	8	Circa 4500



## GROUNDS

The grounds provide a sanctuary of peace and privacy, encompassing eight acres of gardens and mature woodland interwoven with winding paths and open lawns. Elevated vantage points reveal far-reaching views across lush countryside to the sparkling waters of the Menai Strait, framed by the dramatic peaks of Snowdonia.

The main residence, Ty Mawr, includes a large mown garden—ideal for marquee events—while each cottage enjoys its own private garden. Additional features include a tennis court, enchanting bluebell woods, and an abundance of woodland trails teeming with birds and wildlife, from buzzards to occasional sightings of red squirrels.

Practical amenities include ample parking areas, generous storage facilities, and a dedicated office space with separate kitchen and toilet facilities.

## OPPORTUNITY

Tros-yr-Afon is more than a home—it is a lifestyle and a business combined. The estate is currently operated as a successful holiday let and wedding venue, providing a buyer with an instant income stream. For the discerning buyer, this represents a turnkey business with significant scope for expansion, whether through enhanced event facilities, or new leisure offerings such as fitness/wellness retreats or fine dining experiences.

The ability to live on-site while running a business enterprise makes this property particularly appealing to those seeking a change of pace without compromising financial security. Its scale, setting, and existing infrastructure offer versatile possibilities for growth and diversification.



## LOCATION

Tros Yr Afon is perfectly positioned in Penmon, just one mile from Beaumaris—one of Anglesey's most sought-after coastal towns, affectionately known as "the jewel in the crown of Anglesey." The estate enjoys exceptional views of both the sea and mountains.

A public footpath beside the property leads directly to Aberlleiniog Castle, a historic gem nestled in woodland, while nearby beaches provide endless opportunities for coastal walks and water activities. A short drive brings you to Penmon Point, famed for its iconic chiming lighthouse and panoramic views across to Puffin Island—a haven for wildlife enthusiasts.

Beaumaris itself is a vibrant destination, brimming with character and charm. Here you'll find an abundance of award-winning restaurants, cafés, traditional pubs, and boutique shops, many of which have earned prestigious Anglesey Tourism Awards and become attractions in their own right. The town also boasts a rich heritage, with Beaumaris Castle—a UNESCO World Heritage Site—standing as a testament to its storied past.

Beyond leisure, Anglesey offers excellent sailing waters, scenic cycling routes, and a calendar of cultural events, ensuring year-round appeal for visitors and residents alike. Despite its sense of seclusion, the estate benefits from superb connectivity: excellent road links connect the island to North Wales and beyond via the A55, making Chester, Liverpool, and Manchester easily accessible.

This unique location combines privacy and tranquility with proximity to local amenities, beaches, and outdoor pursuits, making Tros-yr-Afon an ideal base for both lifestyle living and a thriving hospitality business.







## TENURE

Freehold.

## BUSINESS RATES

The property has a current rateable value of £29,500.

## METHOD OF SALE

Private treaty.

## SERVICES

Mains water. Septic tank drainage. Oil fired central heating in main residence. LPG Gas to cottages.

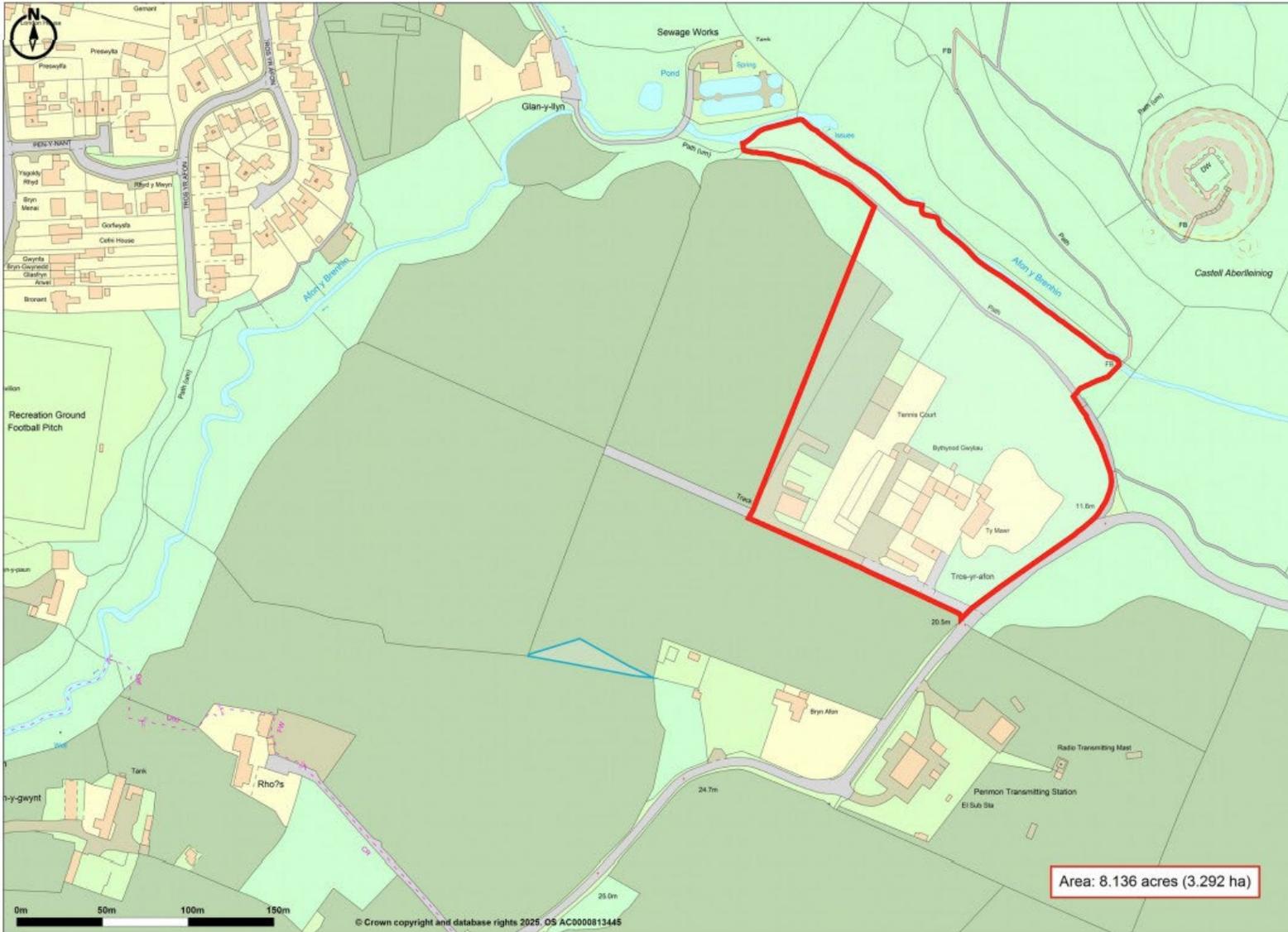
## VIEWINGS

We ask that all viewings of the property are made via private appointment with Legat Owen by calling the office on 01244 408288 or emailing [residential@legatowen.co.uk](mailto:residential@legatowen.co.uk).

## ENERGY PERFORMANCE (EPC)

In progress.

# PLAN



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LANDMARK INFORMATION Plotted Scale - 1:4000. Paper Size - A4

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