



£575,000 Freehold

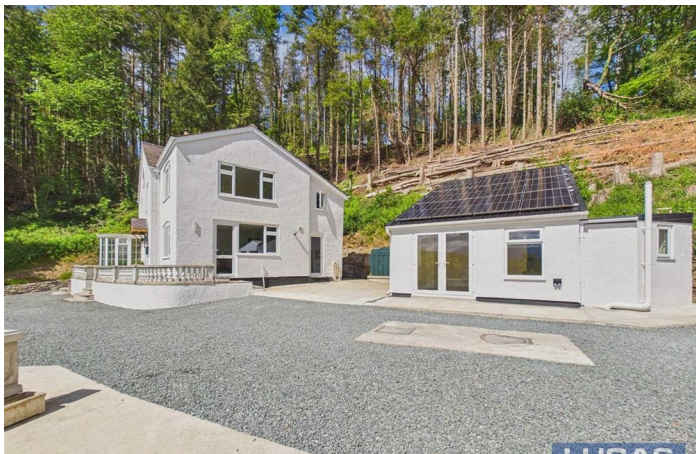
LUCAS & Co
Estate Agents

Coed Bach Llanfaes

Beaumaris, LL58 8LW

- Off Grid Living with Independent Natural Spring Water Supply & Solar Powered Electric
- New Roof, Full Electrical Re Wire, All New Windows & Doors
- Septic Tank Drainage
- Fully Renovated 2025/2026
- Separate Self Contained Ancillary Accommodation Annex
- Garage/Workshop & Outbuilding





A most impressive, reimagined countryside retreat originally built in 1831 and set within an area of outstanding natural beauty. Coed Bach offers an off grid, energy conscious home in the most breathtaking of settings with exceptional privacy. Far reaching views overlook the 12th fairway of the renowned Henllys Golf Club, together with sweeping vistas of the surrounding woodland.

Occupying an elevated position nestled within the forest, Coed Bach is the most desirable retreat with versatile living accommodation along with a converted annexe which offers additional living or a spacious, light and airy workspace studio. There are also useful outbuildings including a large garage/workshop along with a former air raid shelter that has scope to adapt into a variety of uses and log store.

Natural Spring Water Supply

One of the most attractive features of this property is that it has its own natural spring located within the surrounding woodland. Rights are retained to maintain the water source, adding further long-term practicality.

Solar Power

Having been installed in 2025, Coed Bach is independently powered by solar panels with BYD battery storage, and back up diesel powered, PRAMAC generator so no matter what the weather you can be sure to have an uninterrupted power supply.

Renovation

The historic property has benefited from a number of significant recent upgrades during a thorough renovation, the roof of the main house has been entirely re felted, re battened and re slated with reclaimed local Welsh slate, Lead roof valleys have also been renewed. A full electrical rewire of the main house in 2025 and the annex in 2026. Additionally, a modern oil-fired central heating system. New windows and doors have been fitted from 2024 onwards. The Annex has been converted from a former outbuilding to provide ancillary accommodation to the main house, all completed and signed off by Building Regulations in 2026.

The Property

A private driveway leads you up to the property and on arrival you are greeted with a welcoming entrance doorway leading you in to:

Entrance Hallway

A turned staircase leads up to the first floor, a generously sized ground floor cloakroom/ WC with contemporary fitted vanity suite.

Living Room

A welcoming living room is centred around a charming bay window with French style door leading out to the front along with a cosy log burner, log store and feature stone arch cove.

Kitchen/Diner

Shaker style sage and cream kitchen, range cooker, canopy extractor, Belfast sink, black granite work tops, tiled floors with double aspect windows.

Utility Room

Located just off the kitchen/diner, the practical room every home needs, the utility room offers a sink, ample storage with wall units, washer/dryer & dishwasher.

First Floor

Landing

Slingsby style ladder leading up to a useful attic/hobbies room, ideal as quiet reading room or office with Velux roof light.

Bedroom 1 with En Suite

A light and airy spacious bedroom with built in storage cupboard together with double aspect windows framing quite magnificent views.

Ensuite- Attractive contemporary style bathroom suite with mains shower cubicle, WC and vanity sink unit.

Bedroom 2 En Suite

A light and airy spacious bedroom

En Suite Bathroom

Contemporary styled bathroom suite with an attractive feature wall, free standing bath, shower cubicle, WC and vanity sink unit.

Annex

The converted annex is a particularly attractive feature of the property, having been recently completed to provide versatile, self-contained accommodation.

French doors lead you into a spacious, ground floor room, door through to shower room, with stairs leading up to mezzanine bedroom 3 /reading room.

Shower room

Attractive contemporary style shower suite with mains shower cubicle, WC and vanity sink unit.

Mezzanine Bedroom 3/Reading Room.

This room offers additional sleeping accommodation or could be used for workspace, studio or hobbies room overlooking the open plan living area, with small window looking toward the rear woodland.

Outside Space

Coed Bach is approached through the forest via a private track and offers ample off-road parking on the gravelled drive with plenty of additional space for a motor home/boat/caravan or trailer. At either side of the main property are concrete hard standings that provide further space for al fresco entertaining, and a pathway runs to the rear of the house with log stores & oil tank. Adjoining the main house is a side door into the boiler room that offers additional storage facilities.

The property is further enhanced by additional outbuildings, including a detached garage measuring approximately 13'7" by 16'2", along with a further outbuilding down the embankment of the front of the property, formerly an air raid shelter—which now offers adaptable space for a variety of uses.

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Location

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The property enjoys a highly desirable setting within Llanfaes, located approximately one mile from both the charming village of Llangoed and the historic coastal town of Beaumaris.

For those drawn to an active and outdoor lifestyle, the area provides excellent opportunities, with Henllys Hall Golf Club nearby, alongside access to coastal walks, woodland trails and sailing facilities at the Beaumaris Royal Yacht Club. Altogether, this location offers a rare and highly desirable combination of tranquil rural seclusion and vibrant coastal living.

Agents Notes

Existing outbuilding converted into annex in Application number-FPL/2025/288

Kitchen range via LPG bottles

2000 Litre water storage tank fed by the natural spring.

On site septic tank drainage

Fibre is located nearby.

The track/road to the property is jointly maintained with NRW (Natural Resources Wales) Leaseholders of Coed Bach forest.

There is a right of way along the track/road to the house.

Right of access to maintain the spring/water supply in forest.

House boundaries with NRW except front of house (stream). The boundary is with the golf course.

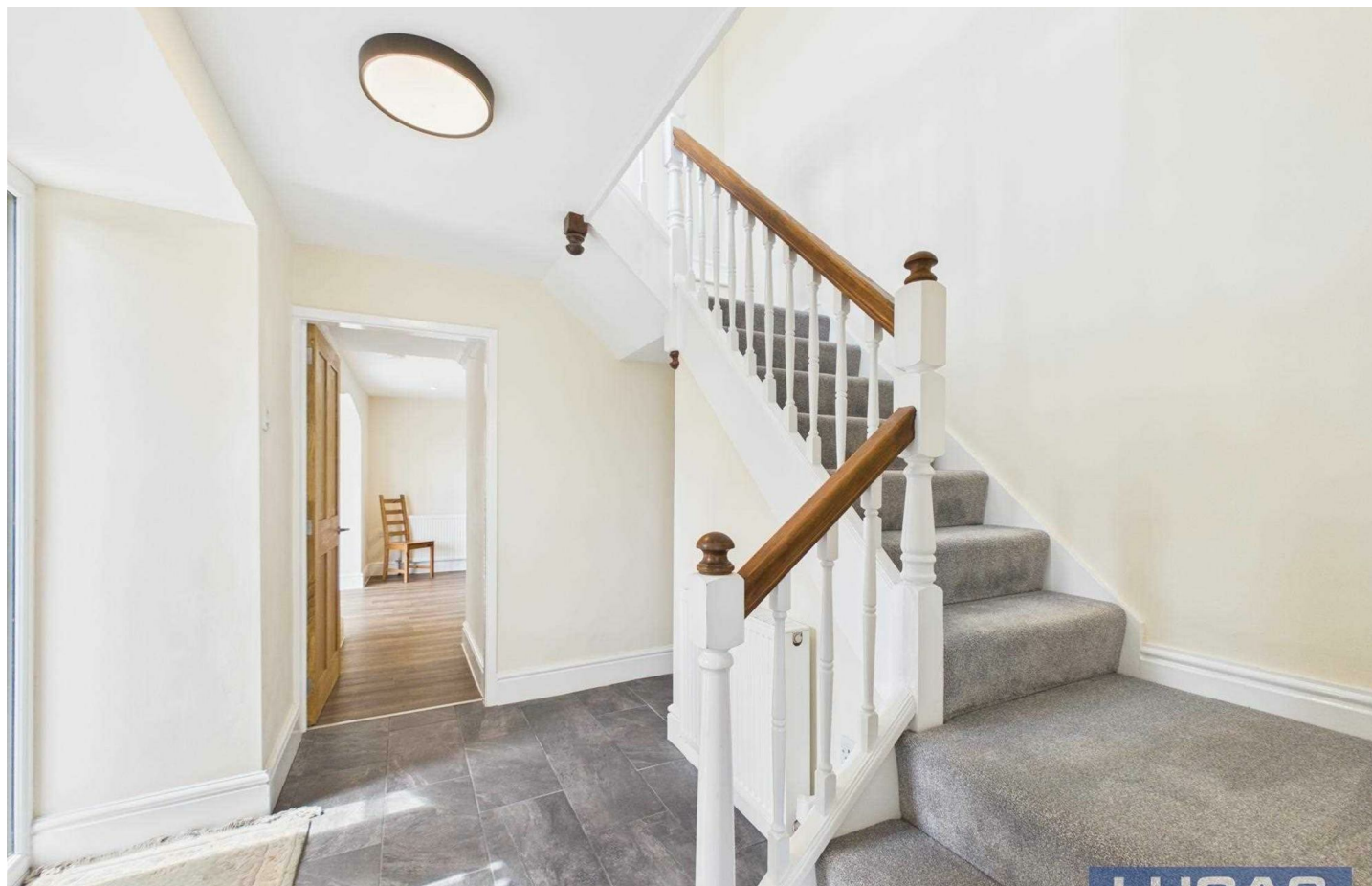
Water supply and BT telephone line runs through adjoining forest, currently leased by NRW a 1000-year lease,

Broadband To Be Connected-Fibre is located nearby.

If you arrange a viewing of this property, you will receive a confirmation email in your inbox. Please make sure you check your 'spam' or 'junk' folder as it sometimes finds its way in there.

Note to Customers

Lucas Estate Agents recommend clients/customers to use the conveyancing services of Mackenzie



Local Authority **Isle of Anglesey**
Council Tax Band **F**
EPC Rating **D**



Ground Floor Building 1	Floor 1 Building 1	Floor 2 Building 1	Approximate total area^m 2079 ft² 193.2 m² Reduced headroom 99 ft² 9.2 m²
Ground Floor Building 2	Floor 1 Building 2	Ground Floor Building 3	
Ground Floor Building 4			
			(1) Excluding balconies and terraces
			Reduced headroom Below 5 ft/1.5 m
			Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only. GIRAFFE 360

Lucas & Co Estate Agents
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.