JOAN HOPKIN
ESTATE AGENTS









The Old Tannery Church Street, Beaumaris, LL58 8AB

Offers Around £395,000

A historic detached stone Cottage dating back to circa 1400, having been rebuilt circa 2010 and further modernised during 2021, providing modern single floor accommodation. Considered a hidden gem within the ancient town walls of Beaumaris, conveniently located off Church Street, with easy pedestrian access, and boasting a generous and secluded private walled garden plot and panoramic countryside views from the raised patio area. The stone frontage to this cottage oozes character and internally offers: Spacious open plan lounge/kitchen diner, with a recently fitted kitchen, two double bedrooms with fitted wardrobes and modern bathroom/shower room/WC. Externally the property enjoys a timber summer house, generous secluded lawn, large patio area and additional raised patio. Considered a rare find for Beaumaris. The property benefits from double glazing & gas central heating. Available with no onward chain - Internal viewing advised.

Entrance

Timber glazed panel door to:

Open Plan Lounge/Kitchen Diner 23'5" x 16'4" (7.15 x 4.99)



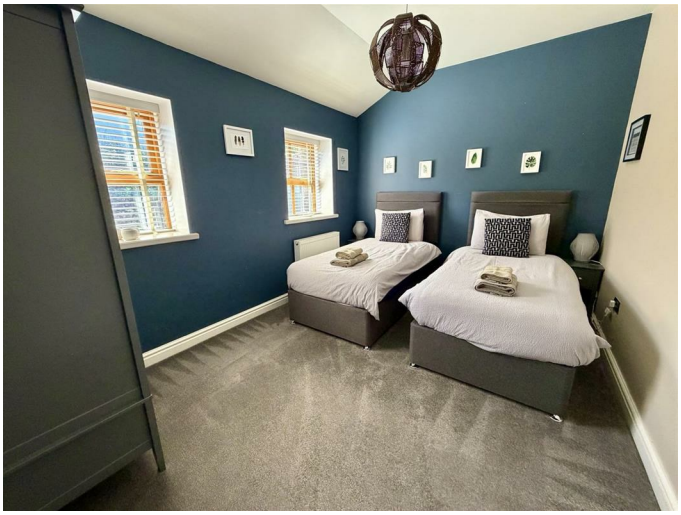

A spacious room with a kitchen area to one end comprising newly fitted base and wall storage units with oak work top surfaces and tiled splash backs. Inset Belfast sink with mixer tap. Integrated fridge freezer and Bosch slimline dishwasher. Built in Bosch electric fan oven, ceramic hob and extractor over. Multi fuel stove set on slate hearth. Tiled flooring, two radiators with decorative covers, two pendant lights ceiling lights and mains heat sensor. Two timber framed double glazed windows to the front elevation and three sky lights, allowing natural light to the room.

Bedroom 1 16'7" x 11'9" (5.06 x 3.57)



Having bank of pine fronted fitted wardrobes and storage cupboards above, providing excellent storage space. Double aspect room with timber framed double glazed windows and timber part glazed stable door opening to the walled garden area. Radiator and pendant light.

Bedroom 2 12'9" x 9'5" (3.89 x 2.87)



Double bedroom with two timber framed double glazed windows to the front elevation. Radiator and pendant light.

Bathroom/Shower Room/WC 12'9" x 6'9" (3.89 x 2.06)




A modern white suite comprising: Button flush WC, vanity wash hand basin with mixer tap, bath with mixer tap/shower attachment and double shower cubicle with glass shower screen and 'Victrion' thermostatically controlled shower unit. Fully tiled walls and flooring. Inset speakers to ceiling and TV over bath with mood lighting strip. Chrome towel radiator, under floor heating, extractor fan, pendant light and inset spotlight to ceiling. Timber framed double glazed window to side elevation and sky light. Large pine fronted linen cupboard housing wall mounted 'Ideal Logic Combi C30' gas central heating boiler.

Outside





Approached off Church Street through a cast iron decorative gate which leads to the communal entrance area, which owned by owners of The Old Tannery. Timber gate opens to the private walled garden which includes a large flagged area, generous lawn, timber summer house and raised flagged patio area providing an additional area to sit

and enjoy the delightful and peaceful countryside views. Benefiting from external PIR lighting, bin area, water tap and power points.

Tenure
Understood to be freehold which will be confirmed by the Vendor's conveyancer.

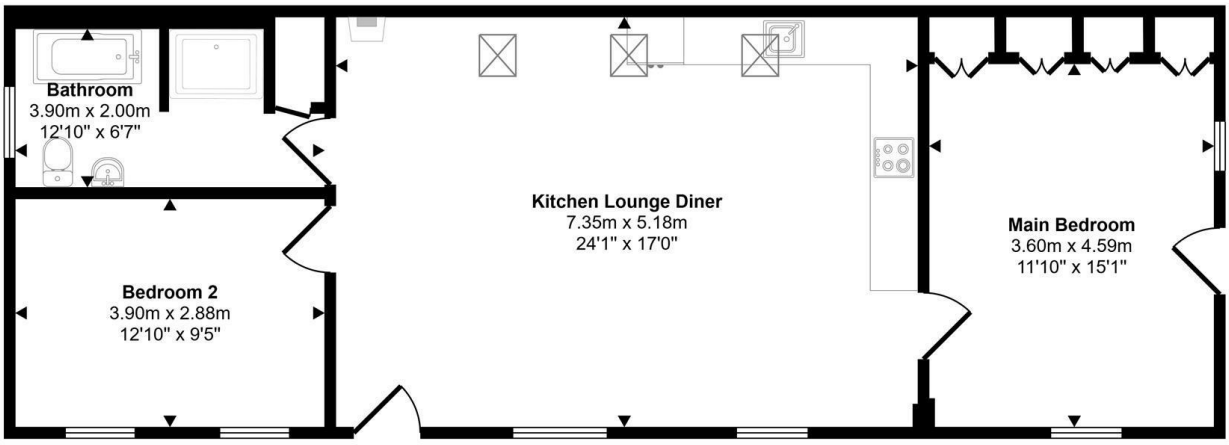
Services
Mains water, drainage, gas and electricity.

Energy Performance Rating
Band C.

Council Tax
Band C.

Floor Plan

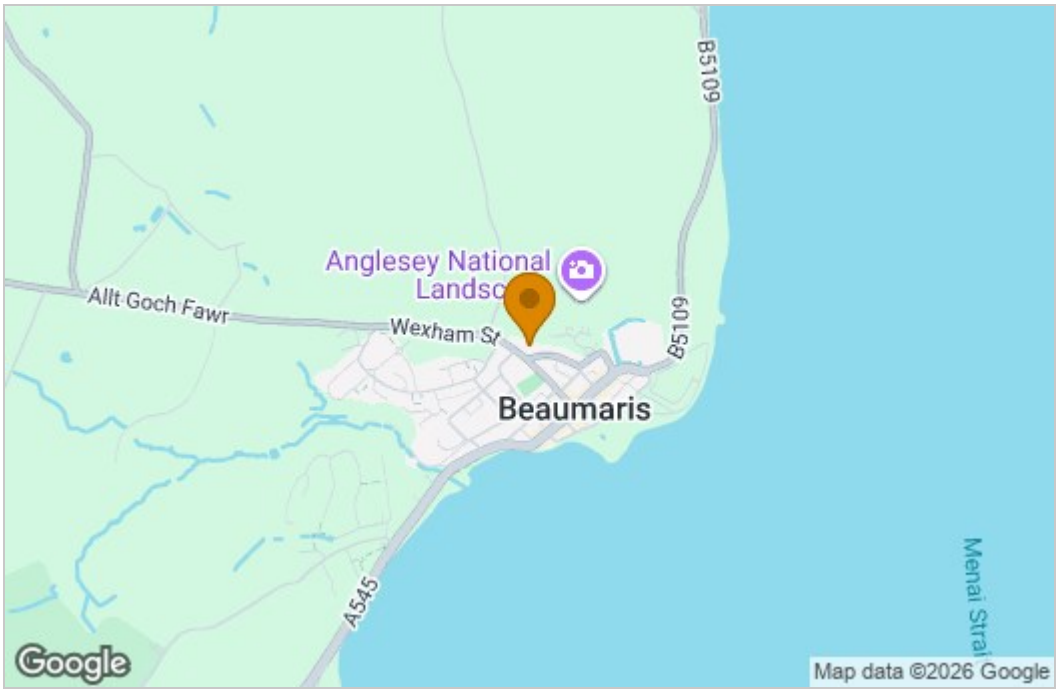
Approx Gross Internal Area
78 sq m / 844 sq ft



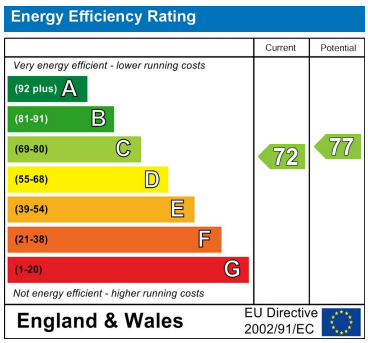
Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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