TULLOCH & CARTER

COEDNANT

Penmon, Beaumaris, Anglesey, LL58 8RT

"Coednant is where breathtaking coastal views, beautifully designed living spaces and the relaxed pace of island life come together, creating an exceptional home in one of Anglesey's most desirable locations."

Welcome to Coednant

Occupying an elevated position with spectacular views across the Menai Strait towards the mountains of Eryri, Coednant is an exceptional home designed to make the very most of its remarkable setting. Its innovative upside-down layout ensures the principal living spaces capture the ever-changing coastal panorama, creating a home where every room feels connected to the landscape beyond.

Set within beautifully established gardens, the property combines character with contemporary comfort. Original features blend effortlessly with modern finishes, while generous living spaces have been carefully designed for both relaxed family life and entertaining.

At the heart of the home is an impressive open-plan living area, where large patio doors frame uninterrupted sea views before opening onto a balcony overlooking the coastline. Flowing seamlessly from this space is a beautifully crafted kitchen featuring handmade American oak cabinetry, granite worktops, a Rangemaster cooker and a generous central island.

The flexible accommodation continues with a mezzanine suite complete with its own en-suite shower room, ideal as guest accommodation, a home office or additional bedroom, while the principal bedroom and two further double bedrooms provide peaceful accommodation on the lower floor.

Outside, mature gardens create a private haven filled with colourful planting, productive fruit trees, greenhouses and a generous south-facing terrace designed for outdoor entertaining. A truly special feature is the regular visit from rare red squirrels, who arrive at the balcony feeders and explore the gardens, adding a magical touch to everyday life. A substantial workshop and private driveway complete this wonderfully versatile home.

Perfectly positioned just a short walk from the beach and only minutes from the historic town of Beaumaris, Coednant offers an exceptional opportunity to embrace the very best of Anglesey's celebrated coastal lifestyle.

Inside The Home

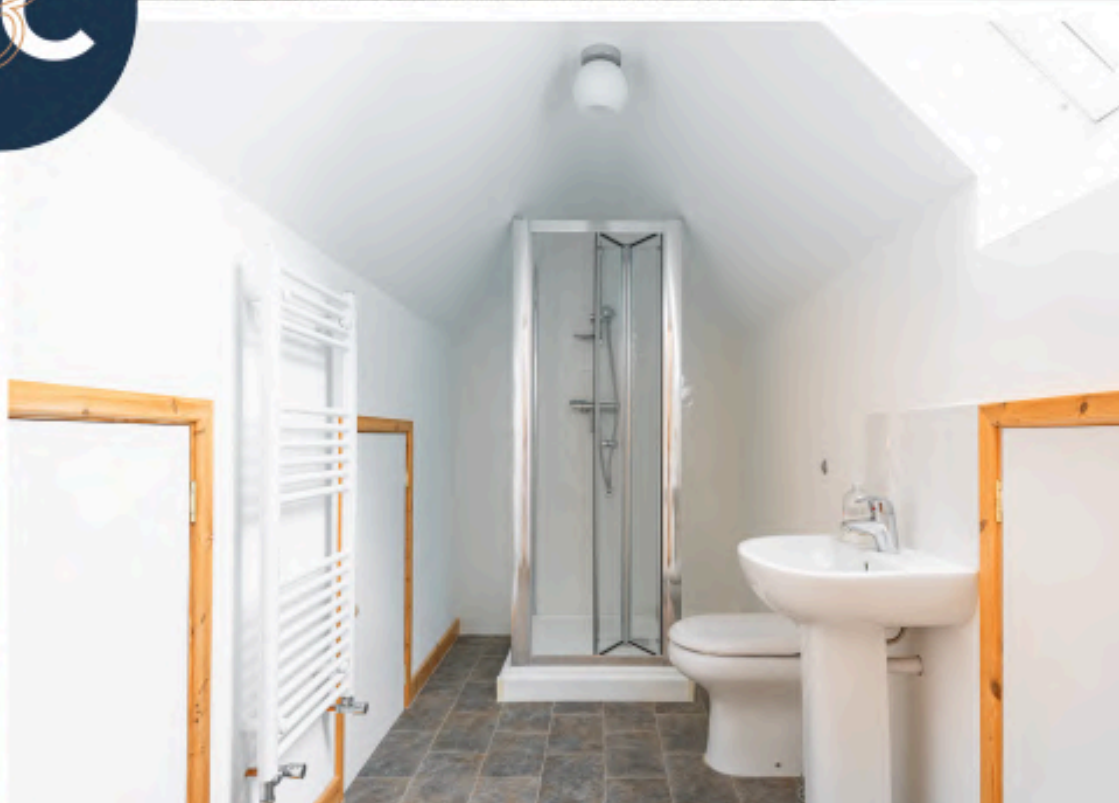
Stepping inside Coednant, the home's thoughtful design immediately becomes apparent. The unique upside-down layout has been carefully planned to maximise the spectacular coastal views, allowing the principal living spaces to enjoy uninterrupted panoramas across the Menai Strait towards the mountains of Eryri.

The magnificent open-plan living space stretches almost ten metres in length, creating an exceptional setting for both everyday living and entertaining. Original church beams celebrate the property's heritage, while a striking stone fireplace with a multi-fuel stove provides a welcoming focal point throughout the seasons. Expansive patio doors flood the room with natural light and open directly onto the balcony. An exceptional place to relax in complete peace, soak up the sun and admire the ever-changing views across the Menai Strait towards the mountains of Eryri, the balcony perfectly captures the magic of this remarkable setting. It is also here that rare red squirrels regularly visit the balcony feeders, adding an enchanting connection with nature to everyday life.

Flowing seamlessly from the living area is a beautifully appointed kitchen featuring handmade American oak cabinetry, granite worktops, a Rangemaster cooker and a generous central island. Underfloor heating beneath the stone floor provides year-round comfort, while the open-plan layout creates an elegant space where family and friends can gather as easily for conversation as for cooking.

A spiral staircase rises to a versatile mezzanine suite with its own en-suite shower room, currently arranged as a home office but equally suited as guest accommodation or an additional bedroom. A further flexible room offers the ideal space for a study, hobby room or fourth bedroom, adapting effortlessly to changing lifestyle needs.

On the lower ground floor, the bedroom accommodation offers a wonderful sense of peace and seclusion. From here, you can wake each morning to the same spectacular coastal views while enjoying complete privacy. The principal bedroom benefits from fitted wardrobes and an en-suite shower room, while two further double bedrooms are served by a spacious family bathroom, providing comfortable accommodation for family and guests alike. The lower ground floor hallway also provides direct access to the substantial south-facing terrace, creating a seamless connection between the private bedroom accommodation and the beautifully landscaped gardens beyond.



Gardens and Grounds

The gardens at Coednant are every bit as impressive as the home itself, offering an exceptional sense of privacy and a wonderful connection with the surrounding natural landscape.

A substantial south-facing terrace provides the perfect setting for outdoor dining, entertaining and relaxing in the sunshine, with ample space for large outdoor furniture. To one side, a separate seating area offers a peaceful, shaded retreat ideal for enjoying a quiet morning coffee or unwinding at the end of the day.

Benefiting from Anglesey's mild island climate, the gardens support an impressive collection of mature and unusual planting, creating colour, texture and interest throughout the seasons. Architectural Giant Echiums stand proudly alongside Torbay palms, vibrant Japanese Acers, elegant Agapanthus and fragrant roses, forming a truly distinctive landscape. Winding pathways meander through the gently sloping gardens, inviting you to explore each carefully considered area. A tranquil pond, nestled beneath mature planting with a nearby bench, provides a haven for wildlife and yet another peaceful spot to sit, reflect and enjoy the surroundings.

For those with a passion for gardening, the grounds continue to impress with productive pear, apple, plum and cherry trees, protected soft fruit bushes and two greenhouses, offering the opportunity to enjoy homegrown produce throughout much of the year.

A substantial workshop adds further versatility, providing excellent space for hobbies, storage or creative pursuits, while the sweeping private driveway offers generous parking and an impressive sense of arrival.

One of Coednant's most enchanting features is its abundance of wildlife. Rare red squirrels are regular visitors to both the gardens and the balcony feeders, bringing a magical touch to everyday life and offering a constant reminder of the unique natural environment that makes this Anglesey home so special.

"When we walked into the open plan front room with its old church beams, and saw the views of the sea and mountain, we knew immediately that this was the home for us."

An Insight To Life

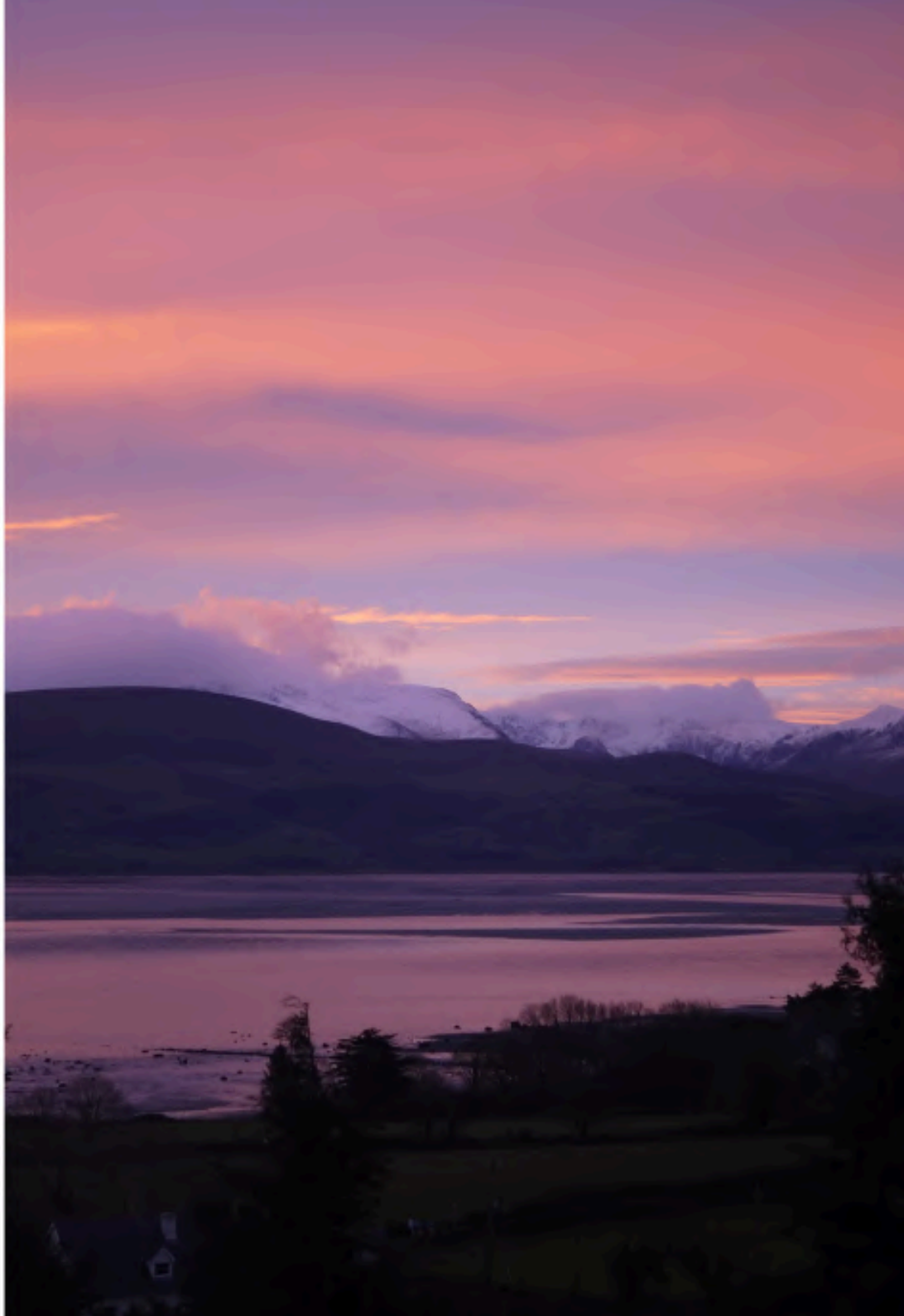
We had been looking for a house for a considerable time, but when we walked into the open plan front room with its old church beams, and saw the views of the sea and mountain, we knew immediately that this was the home for us.

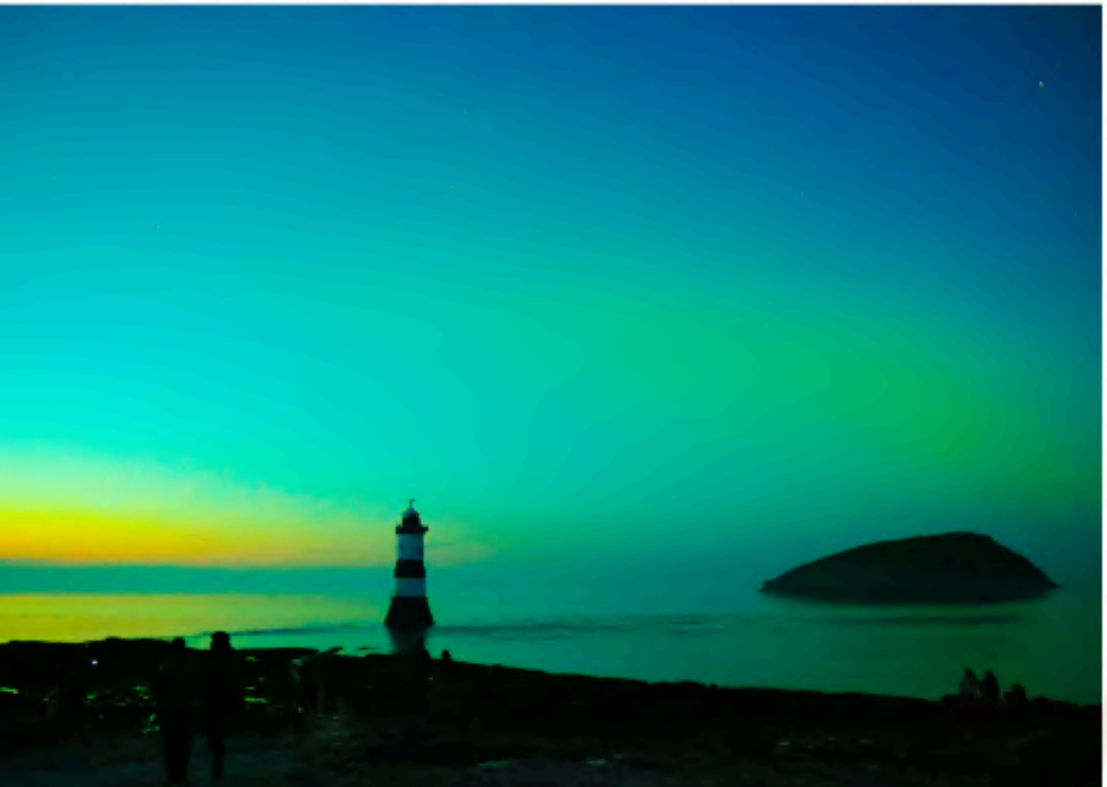
We never tire of the ever-changing view, peaceful surrounding and rewarding garden. We travel a lot but are always impressed by the beauty of the place when we come home.
The house was previously a family holiday home and although it was easy to live in from the start, we felt it needed a larger kitchen and a fully planned and planted garden. Hence, converted the large garage block to our ideal kitchen, added quality outbuildings and fully renovated throughout the house.

Given the first opportunity we sit on the balcony for a drink or a meal looking out over the ever-changing view of the sea and mountains. The garden is also a joy. We love to walk around it whenever we can and sit in it and watch the red squirrels and birds. We can walk down to the beach from our footpath and onto Penmon Point when we wish. The family and friends find it hard to keep away. They love the sea, trips to the mountains and the café society.

Beaumaris has an active social centre with a wide range of activities. Being a vacation area there are many coffee shops, pubs and restaurants and access to all the water sports.

Our family Christmas' are memorable with snow on the mountains, a log fire and a tree extending up to the beams. We also have fond memories of sitting on the balcony listening to our family laughing on the beach.
We hope the next owners enjoy the character of the house, the garden, the stunning views, countryside and facilities. We will miss them all including our friends and neighbours.





Beaumaris and Beyond

Situated on the beautiful Isle of Anglesey, Coednant enjoys an enviable position close to the historic seaside town of Beaumaris, one of North Wales' most sought-after destinations. One of the property's greatest luxuries is the exceptional lifestyle that begins the moment you step beyond the garden.

Just a 10-minute downhill stroll leads to the peaceful shores of Cynlas Beach, where morning walks with a coffee, paddleboarding, kayaking, wild swimming or simply sitting and listening to the waves can all become part of everyday life. Joining the renowned Anglesey Coastal Path opens up miles of breathtaking walks along one of Britain's most spectacular coastlines.

Following the coastal path brings you to the iconic Penmon Point, where the famous lighthouse stands proudly overlooking Puffin Island. During the summer months, wildlife cruises depart from nearby Beaumaris, offering unforgettable opportunities to spot puffins, Atlantic grey seals, dolphins and an abundance of seabirds in their natural habitat.

Less than ten minutes away, Beaumaris offers an outstanding selection of independent cafés, acclaimed restaurants, boutique shops and galleries, together with its magnificent medieval castle, elegant Georgian architecture and picturesque waterfront. Whether enjoying lunch by the sea, browsing the local shops or taking a boat trip across the Menai Strait, the town perfectly complements Coednant's relaxed coastal lifestyle.

Anglesey itself offers something for everyone. Discover the golden sands of Newborough Beach, enjoy sailing and watersports at Rhosneigr, play championship golf at Bull Bay, explore the beautiful gardens of Plas Cadnant and nearby Bodnant Garden, or immerse yourself in the island's rich history through its many castles, each with its own fascinating story to tell. With over 125 miles of dramatic coastline, countless beaches and endless opportunities for walking, cycling and wildlife watching, there is always somewhere new to explore.

Despite its peaceful island setting, Coednant remains exceptionally well connected. The nearby Menai Bridge provides easy access to Bangor, the North Wales Expressway and the spectacular mountains, lakes and walking trails of Eryri National Park, making this an outstanding location where coastal beauty, history, adventure and tranquillity exist in perfect harmony.

Information and Services

Offers Over £725,000

Agents Note: Please note the start of the driveway is shared with a neighbouring property.

Services: Mains electricity, water & drainage.

Heating: Oil fired central heating.

Council Tax: Band G.

Local Authority: Isle of Anglesey County Council.

Tenure: Freehold.

Broadband: (Information taken from checker.ofcom.org.uk) Ultrafast - 1800 Mpbs (highest available download speed) – 220 Mpbs (highest available upload speed). Mobile coverage: Variable (Information taken from checker.ofcom.org.uk). We always recommend you contact your supplier to discuss the availability of broadband and mobile coverage at this property.

Directions: Using the app what3words: unpacked.index.develops.

Referral Fees: Tulloch & Carter sometimes refers vendors and purchasers to providers of conveyancing, financial services, survey & valuations services, currency exchange and staging & styling. We may receive fees from them as declared in our Referral Fees Disclosure Form which is available upon request.

COEDNANT
PENMON
BEAUMARIS

Approx Gross Floor Area = 2023 Sq. Feet
= 188.0 Sq. Metres

TULLOCH & CARTER
BESPOKE PERSONAL SERVICE

For illustrative purposes only. Not to scale.

These particulars are for guidance only and do not form part of any offer or contract. All measurements, areas and distances are approximate and should not be relied upon as statements of fact.
Floorplans, descriptions and images are provided for illustrative purposes only and may not be to scale or fully representative of the property. It should not be assumed that the property has all necessary planning permissions, building regulations or other consents. No responsibility is taken for the accuracy of the information provided, and any interested parties should satisfy themselves by inspection or other means.

TULLOCH & CARTER

BESPOKE · PERSONAL · SERVICE

North Wales - Mid Wales - Shropshire - Cheshire - Wirral

Chester Office

4 Chantry Court, Sovereign Way,
Chester, Cheshire,
CH1 4QN
Tel : 01234 567890
Email : property@tullochandcarter.com

London Office

167-169 Great Portland Street,
5th Floor, London,
W1W 5PF

Email : admin@tlo.co.uk