



Henar Old Llandegfan Llandegfan LL59 5PW  
Freehold Detached  
£585,000

- A Beautifully Considered Home Set Within 1/2 Acre Landscaped Gardens Where Space, Light And Lifestyle Come Together.
- 3/4 Bedrooms/2 Bathrooms/2/3 Receptions
- Over 2,400 sq ft/230 sq m Of Flexible, Well-Planned Accommodation Including Double Garage, Ample Off-Road Parking
- Stunning Open Plan Kitchen, Dining & Living Space
- Solar Panels And Modern Energy Features
- Ideal For Families, Professionals Or Lifestyle Buyers
- Epc C; Council Tax Band F £3308.37 2026/2027; Broadband Up To 300 Mbps
- Services Mains Electric, Mains Water, Septic Tank Drains, Central Heating LPG Gas & Solar Panels

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## Property Summary

A beautifully considered home set within 1/2 acre where space, light and lifestyle come together.

This impressive, detached residence offers an increasingly rare combination of architectural presence, adaptable accommodation and a peaceful garden setting. Designed to accommodate both modern family life and professional working needs, the house delivers generous proportions without compromise.

Expansive living spaces, high levels of natural light and a seamless connection with the outdoors create a calm yet sociable atmosphere throughout. Carefully zoned accommodation allows work, relaxation and family life to coexist effortlessly, while refined bathrooms and bedroom suites provide a sense of comfort and privacy.

Externally, the gardens offer both seclusion and openness, complemented by a detached garage/workshop and energy efficient enhancements. This is a home that feels established, balanced and future proofed—ideal for discerning buyers seeking both quality and flexibility.

At the heart of the home lies a light filled open plan kitchen, dining and living space, perfectly suited to everyday living and entertaining alike. Expansive glazing creates a seamless connection to the terrace and gardens, allowing indoor and outdoor spaces to flow effortlessly together.

Beyond the main living area, the ground floor offers a rare degree of flexibility. A separate lounge provides a peaceful retreat, while additional rooms currently arranged as an office and studio/music room present ideal solutions for home working, creative pursuits or adaptable family use. Practical spaces, including a utility room and cloakroom, ensure functionality remains discreet and efficient.

The upper floor continues to impress, arranged around a bright central landing. The principal suite offers a calm and private haven, complete with dressing room and ensuite, while further well-proportioned bedrooms and a stylish family bathroom make the home equally well suited to growing families or visiting guests.

Outside, the gardens provide a sense of privacy and tranquillity, with lawn, mature planting, orchard and a paved terrace ideal for entertaining. A detached double garage/workshop adds

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excellent storage and future flexibility, while solar panels enhance the home's modern credentials. In addition there is ample off-road parking for several vehicles.

A property that adapts effortlessly to changing lifestyles, combining elegance, comfort and practicality in equal measure.

Exceptional Detached Home Over 2,400 Sq Ft/230 Sq Mt, Gardens, Workspace & Versatility

### Key Highlights

- Striking detached family home in private landscaped grounds of ½ acre
- Over 2,400 sq ft/230 sq m of flexible, well planned accommodation including garage
- Stunning open plan kitchen, dining & living space
- Multiple work from home or studio rooms
- Principal suite with dressing room & ensuite
- Detached double garage / workshop 7m x 6m (23' 0" X 20' 0")
- Ample off-road parking
- Solar panels and modern energy features
- Ideal for families, professionals or lifestyle buyers

### Location

Located in the sought after village of Old Llandegfan, with bus connections and being within easy reach of the village store and primary school in neighbouring Llandegfan along with easy onward access to Beaumaris, Menai Bridge, Pentraeth & Benllech and offering delightful countryside walks and pleasant views over open fields.

### Agents Notes

The property is of standard construction under a slate roof.  
Solar Panels Installed in 2015

Council Tax Band F £3308.37 2026/2027

Broadband Up To 300 Mbps

### Exact Location

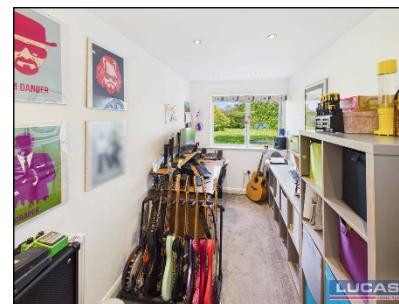
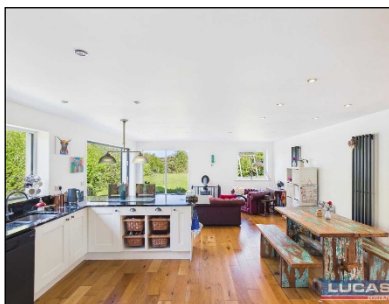
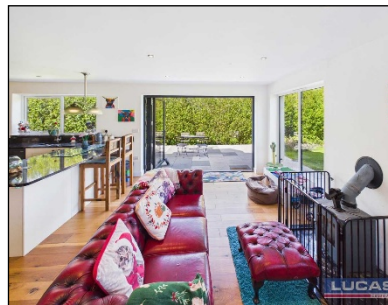
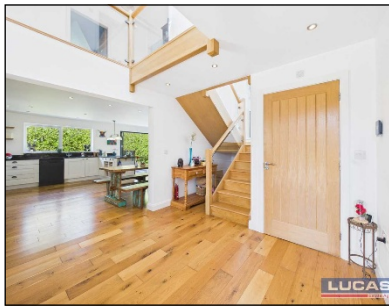
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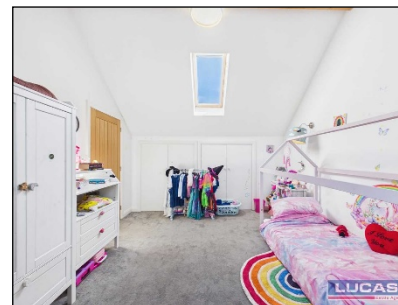
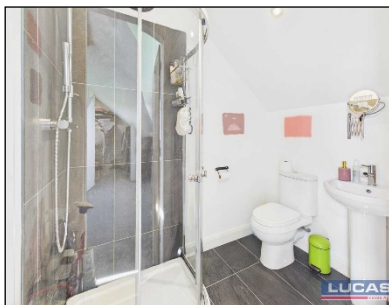
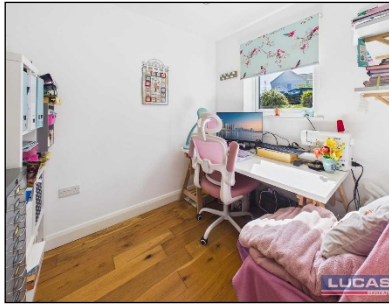
AGENTS NOTES: If you arrange a viewing of this property, you will receive a confirmation email in your inbox. Please make sure you check your 'spam' or 'junk' folder as it sometimes finds its way in there.

#### Note to Customers

Lucas Estate Agents recommend clients/customers to use the conveyancing services of Mackenzie Jones Solicitors. The client/customer will receive a free, no obligation conveyancing quote from Mackenzie Jones Solicitors, should the client/customer proceed to engage the services of Mackenzie Jones Solicitors and a property transaction successfully completes, then Lucas Estate Agents will receive a referral fee of £120 inclusive of VAT.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		69	69
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

<https://find-energy-certificate.service.gov.uk/energy-certificate/0948-0202-9406-5437-4510>

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