

Anglesey Property Company

ESTATE AGENTS & VALUERS.

Established 1968.

Benllech Bay, Isle of Anglesey, LL74 8TR.

Tel: Tynygongl (01248) 852710. e-mail: angleseyproperty@kjolly.plus.com

Ref:- P/2049

“CASTLE HOUSE”

PENYSARN, ISLE OF ANGLESEY, LL69 9YB.

HOME WITH LETTING BUSINESS



FRONT ELEVATION



REAR ELEVATION WITH LARGE PARKING AREA IN THE FOREGROUND AND VIEW FROM THE REAR GARDEN LOOKING TOWARDS THE PROPERTY.

PRICE – £399,950 including letting business contents

DIRECTIONS – From Anglesey Property Company turn left onto the A5025, proceed 2.3 miles to Moelfre roundabout, turn left (sign posted Amlwch) drive 5 miles. The old part of Penysarn is by-passed, take the second turning right off the by-pass road by the war memorial into the village, drive a short distance and “Castle House” is on the left.

VIEWING – By appointment through Anglesey Property Company.

www.angleseyproperty.co.uk

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- IF YOU ARE LOOKING FOR A HOME WITH INCOME OR HAVE A LARGE FAMILY, SOME OF WHOM REQUIRE SEPARATE ACCOMMODATION, LOOK NO FURTHER.
- Castle House is situated in the heart of the old part of Penysarn, a small village in the North of Anglesey. This historic building has been extended over the years and the present owners have further improved the accommodation creating a comfortable home with two letting apartments and an annexe.
- The main residence offers to the Ground Floor a Lounge, Dining room, Wet room, Utility room, Study/Bedroom 3 and Kitchen/Breakfast room with French doors leading on to the rear of the property. To the First Floor there are two spacious Bedrooms. A separate exterior galvanized stair-way leads up to an attractive decked balcony with feature balustrade off which is an entrance to The Annexe which offers separate family accommodation with an attractive Kitchen/Breakfast room, Double Bedroom and Bathroom with shower.
- The two apartments known as The Gatehouse and The Peaceful Retreat are currently part of a letting business, see www.castlehouseholidays.com. Both apartments offer an Entrance Hall, a Kitchen/Breakfast room, a Lounge (The Gatehouse benefits from a wood burning stove), Utility area, a Double Bedroom, a Twin Bedroom, Shower room to The Gatehouse and Bathroom to The Peaceful Retreat.
- The main residence, The Annexe, The Gatehouse and The Peaceful Retreat all benefit from oil fired Central Heating and upvc double glazed windows which are Georgian style to some of the rooms.
- Entrance drive to the side of the property leading to ample parking to the rear of the building for the main residence, The Annexe, The Gatehouse and The Peaceful Retreat. Detached Workshop. Greenhouse. Exterior Laundry Room with plumbing for automatic washing machine.
- The grounds are to the rear beyond the parking spaces with a paved and gravelled area and a tree lined lawn which borders open countryside. To the side of the grounds is a raised timber decked terrace ideal for barbecues, sunbathing, entertaining etc. Covered seating area for the more inclement weather days. Additional raised decked seating area to follow the sun.
- Located approximately 2 miles from Amlwch which offers a range of amenities and the coast with the picturesque bay of Llan Eilian and coastal path walks is approximately one and a half miles away.
- Viewing is highly recommended to appreciate the diversity of the accommodation. Several years accounts available for the Letting Business.

AMENITIES IN AMLWCH – Health Centre with Pharmacy, Library, Primary school and Secondary School, Sports Centre with Swimming Pool, Local Supermarket with Post Office, range of High Street shops, Co-op supermarket, part of the history trail in Amlwch Port and beautiful coastal walks.

THE ACCOMMODATION COMPRISES:-

GROUND FLOOR.

Upvc double glazed door with obscure leaded style panel to **LOUNGE OF CHARACTER – 14' 9" x 14' 8" plus upvc double glazed bay window.** Raised hearth fitted with 5k.w. wood burning stove, feature tiled wall behind. Coved ceiling with inset LED lighting. Tall double panel radiator. Double doors in natural stained finish with glazed panels leading to the Dining room.



Lounge of Character with 5kw wood burning stove



Dining Room with attractive bay window

DINING ROOM – 13' 5" x 10' 8" plus upvc double glazed bay window. Double panel radiator. Upvc door to front of the property.



Spacious, modern Wet Room with walk-in shower area, toilet and wash hand basin.

SPACIOUS WET ROOM – 12' 5" x 8' 3" – Tiled walls to walk-in shower area, ceramic tiled floor and fixed glazed shower panel. Extractor fan. White pedestal wash hand basin and toilet. Radiator. Two upvc double glazed windows. Chrome ladder radiator.



Utility room with access to Study/Bedroom three.

UTILITY ROOM – 10' 7" x 9' 3" - Pale grey storage units comprising – 3 tall units ideal for brushes/vacuum cleaner etc., 2 corner base units, two double base units and single base unit with work surface above. Radiator. Georgian style upvc double glazed window. Door to Study/Bedroom three.



Study/Bedroom Three.

STUDY/BEDROOM THREE – 13' 3" x 9' 8" – Double panel radiator. 3 Georgian style upvc double glazed windows.



Spacious Kitchen/Breakfast Room with island unit/breakfast bar.

KITCHEN/BREAKFAST ROOM – 15' 3" x 13' 11" – Cream shaker style units comprising – Inset one and a half bowl sink unit with double base unit beneath, 3 single base units with wood block style finish work surface. "Bosch" electric built-under oven and "Schott Ceran" electric ceramic hob. Chimney style re-circulating cooker hood. 2 double wall units. Island unit fitted with integrated refrigerator and integrated freezer and single base unit, an extended work surface forms a breakfast bar. Staircase to first floor with storage beneath. Double panel radiator. Cupboard housing "Worcester Heatslave" oil fired combination central heating boiler (serves the house and annexe). Laminate flooring. Double Georgian style upvc double glazed French door to the rear grounds.

FIRST FLOOR

LANDING – Door leading to the Annexe. Access to Bedroom one and Bedroom two.



Spacious Bedroom One

BEDROOM ONE – 15' 1" x 15' 1" plus upvc double glazed bay window. Radiator. Single panel and double panel radiators.



Bedroom One with upvc double glazed bay window.



Bedroom Two with excellent built-in storage.

BEDROOM TWO – 12’ 9” x 12’ 4” – Built-in wardrobe and excellent storage. Georgian style upvc double glazed window. Inset LED ceiling lighting. Double panel radiator.

THE ANNEXE

Fire escape leading up to **Spacious Decked Terrace** with attractive balustrade surround, a pleasant area for sitting out to enjoy the sunshine and for “Al Fresco” dining. The entrance into The Annexe is off the decked terrace.



Spacious Decked Terrace with attractive balustrade surround, a pleasant area for sitting out to enjoy the sunshine and for “Al Fresco” dining.



Attractive Annexe Kitchen/Breakfast room with electric appliances.

Upvc double glazed Georgian style door to **ANNEXE KITCHEN/BREAKFAST ROOM – 11’ 9” x 9’ 3”** - “Neff” electric oven with base unit beneath. Attractive light wood units comprising – inset one and a half bowl, single drainer sink unit, corner base unit, bottle/spice drawer base unit, 2 drawer base units and 4 single base units with complementing work surface with small upstand above. 4 single wall units and corner wall unit. 2 smaller high wall units.

ANNEXE KITCHEN/BREAKFAST ROOM (continued) - “Neff” electric ceramic hob with chimney cooker hood above. Integrated fridge/freezer. Built-in breakfast table with lights above. Door to Inner Hall.

INNER HALL – Pull down step ladder to **Loft rooms**.



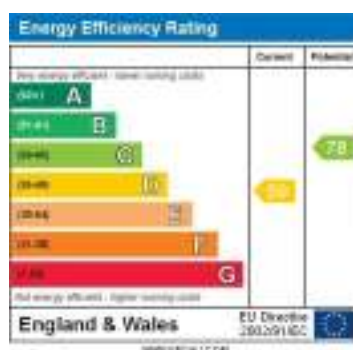
Annexe double Bedroom with attractive upvc double glazed bay window with window seat.

ANNEXE DOUBLE BEDROOM - 12' x 10' 9" plus upvc double glazed bay window with window seat. Built-in wardrobes. Radiator.



Annexe Bathroom with built-in furniture, bath, shower enclosure, wash basin and toilet.

ANNEXE BATHROOM – 8' 4" x 7' 8" – Tiled walls to complement suite comprising bath with seat, light wood bathroom units with two double base units, fitted with cream toilet and wash hand basin. Quadrant shower enclosure with seat, shower heated from central heating boiler. Chrome ladder radiator. Easily maintained cladded ceiling with inset lighting.



Energy Efficiency Rating for Castle House and Annexe – BAND D

FLAT TWO Known as THE GATEHOUSE (Ground Floor)

Upvc double glazed door to ‘L’ SHAPE ENTRANCE HALL – Radiator. Mains smoke alarm. Wood effect laminate flooring. Electric consumer board.

MODERN KITCHEN/BREAKFAST ROOM – 11' 8" x 7' 8" – Attractive dove grey gloss units comprising – Inset one and a half bowl, single drainer sink unit with single base unit beneath, plumbing for dishwasher, wide two drawer base unit with pull-out hidden cutlery tray. Built-under “Lamona” electric single oven, “Lamona” electric ceramic hob and chimney style extractor hood. Single base unit, corner base unit with complementing work surface and matching upstands. USB socket. Four single wall units. Wood effect laminate flooring. Inset ceiling lighting. Radiator. Heat alarm. Georgian style upvc double glazed window.



Modern Kitchen/Breakfast room with attractive units in dove grey gloss, electric single oven, electric ceramic hob and chimney style extractor hood.

LOUNGE – 13' 3" x 11' – Wood burning stove on glass base with attractive ceramic tiling to the wall behind. Driftwood style finish to laminate flooring. Double panel radiator. Georgian style upvc double glazed window.



Lounge with wood burning stove.

TWIN BEDROOM – 13' 1" x 8' 8" – Two upvc double glazed windows. Double panel radiator.



Twin Bedroom.

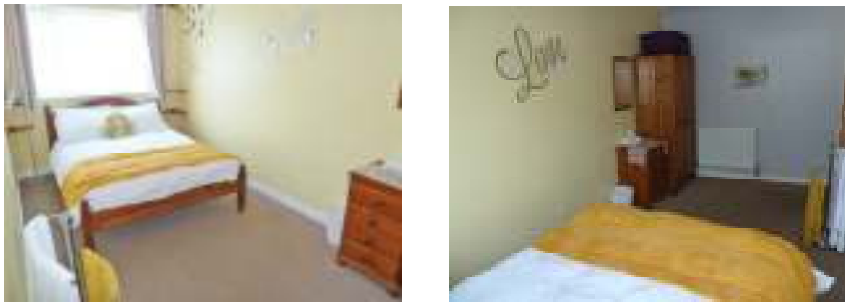
SHOWER ROOM – 9' 1" x 4' 9" – Modern fittings comprising walk-in shower with white non-slip shower tray, ceramic tiled walls and fixed glazed screen, "Mira" electric shower unit. White toilet. Grey vanity unit with counter top circular white wash hand basin. Shaver point. Illuminated wall mirror. Chrome ladder radiator. Ceramic tiled floor. Easily maintained cladded ceiling with inset lighting. Vent. Upvc double glazed window. Cladded walls.



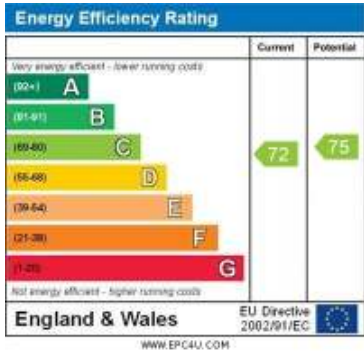
Modern Shower room with walk-in shower, vanity unit with counter top circular wash hand basin and toilet. Cladded ceiling and walls for easy maintenance.

GOOD SIZE CLOAKS CUPBOARD/UTILITY – 7' 6" x 3' 7" – Built-in storage for linen.

DOUBLE BEDROOM - 15' 2" x 7' 5" – Georgian style upvc double glazed window. Double panel radiator.



Double Bedroom.



Energy Efficiency Rating for Flat Two (ground floor) – BAND C

FLAT ONE Known as PEACEFUL RETREAT (First Floor)

Fire escape staircase to First Floor. Upvc double glazed door to **ENTRANCE HALL** – Double panel radiator. Electric consumer unit.

KITCHEN/BREAKFAST ROOM – 11' 8" x 7' 8" – white units comprising One and a half bowl single drainer sink unit with double base unit beneath, built-under electric oven, electric ceramic hob with stainless steel splash back and chimney extractor hood above. Drawer base unit, two double base units and bottle rack base unit. Two double wall units, 2 single wall units. Radiator. Upvc double glazed window.



First Floor Kitchen/Breakfast room with white units, electric built-under oven, electric ceramic hob and chimney style extractor hood.

UTILITY ROOM – 7' 6" x 3' 7"

LOUNGE – 13' 3" x 11' – Double panel radiator.

TWIN BEDROOM – 13' 1" x 8' 8" – Two upvc double glazed windows. Double panel radiator.



First Floor Lounge



First Floor Twin Bedroom

BATHROOM – 9’ 1” x 4’ 9” – Fitted with white suite comprising – shower bath fitted with curved screen and “Redring” electric shower. White gloss bathroom furniture providing storage and fitted with toilet and wash hand basin. Chrome ladder radiator tiled behind. Easily maintained cladded walls and ceiling with inset lighting. Upvc double glazed window. “Xpelair” extractor fan.



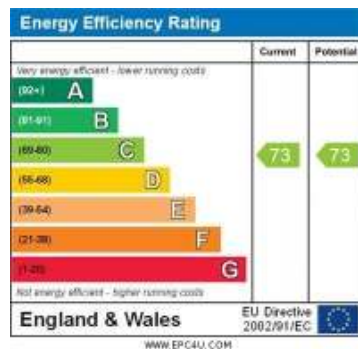
First Floor Bathroom with shower above the bath and bathroom furniture providing storage and fitted with a toilet and wash hand basin.

DOUBLE BEDROOM – 15’ 2” x 7’ 5” – Double panel radiator. Georgian style upvc double glazed window.



First floor Double Bedroom

If you would like more information about the holiday letting on The Gatehouse and Peaceful Retreat enter www.castlehouseholidays.com. Income from the letting business can be made available by the vendors to bona fide enquiries.



Energy Efficiency Rating for Flat One (first floor) – BAND C

EXTERIOR:-

ENTRANCE DRIVE to the side of the property fitted with metal bar gate to secure the rear of the property for dogs etc., this opens out into a **LARGE GRAVELLED PARKING AREA** with sufficient space for the main house, annexe, The Gatehouse and The Peaceful Retreat.



Slightly raised timber decked terrace for sunbathing, entertaining etc. Covered area for inclement weather days.

Slightly raised timber decked terrace ideal for sunbathing, entertaining etc. Covered area for use when the weather is cold or wet.



Second timber decked seating area to follow the sun round.



Beyond the parking area is a recently landscaped section of the garden with attractive gravel and brick paved features and pathways. Greenhouse.

Beyond the parking area behind the main residence is a recently landscaped section of the garden with attractive gravel and brick paved features and pathways. **Greenhouse.**



Tree lined lawned garden enclosed by fencing with views across the bordering countryside.

The landscaped area leads to a tree lined lawned garden which is enclosed by fencing and enjoys views across the bordering countryside.

Workshop (originally the garage). Laundry Room (attached to rear of main building) – Upvc Georgian style double glazed window and entrance door. Plumbing for automatic washing machine.

SERVICES – Mains water, electricity and drainage. Maintenance free oil storage tank.

Exterior “Worcester” oil fired combination boiler which provides heat and hot water to The Gatehouse and The Peaceful Retreat.

TENURE – Freehold.

COUNCIL TAX BAND – D (main residence). The Gatehouse and The Peaceful Retreat are registered as a business and therefore rates are not currently payable.

NOTE – Anglesey Property Co. have not tested any included equipment, oil central heating or services mentioned in these sale particulars, purchasers are advised to satisfy themselves as to their working order and condition. Please contact Anglesey Property Co., if you require clarification of any point in these sale particulars. Prior to travelling to view the property please contact Anglesey Property Co., to ensure that the property is still for sale and to prearrange an appointment. All negotiations are to be conducted through Anglesey Property Co.

FLOOR PLAN



Total area approx. 2000 sq. metres (2000 sq. ft.)