EGERTON ESTATES

Rhianfa Farmhouse Bangor Road, Tyn-Y-Gongl, LL74 8PY

Offers In The Region Of £720,000

Nestled in the charming seaside village of Benllech, this exquisite modernised stone former farmhouse is a true gem waiting to be discovered. Boasting three reception rooms, four bedrooms, and two bathrooms, this property offers ample space for comfortable living.

In addition, it also includes two detached cottages, with Stable Cottage being a 2/3 bedroom modernised cottage, very successfully utilised as a holiday rental, while Bwthyn Bach cottage is let to a retired professional tenant providing a good and steady income

One of the standout features of this property are the generous gardens and parking space available for up to nine vehicles, a rare find in such a picturesque location. This is complimented by a very large (31foot) modern Workshop/Garage giving ample storage space

Located in a tranquil setting, yet close to local amenities, and Benllech's famous beach, this house offers the perfect blend of serenity and convenience.

Main House
The original stone built farmhouse, occupied by the owners and with a newly recovered slate roof.

Entrance Hall
With double glazed front stable door, ceramic tiled floor, exposed stonework.

Shower Room 12'5" x 5'5" (3.79 x 1.66)
Having been recently refurbished with a modern white suite comprising a wide shower enclosure with glazed doors and twin head thermostatic shower control, wide wash basin in a vanity unit with cupboards under and large mirror with lighting over. W.C, with cupboards and further storage cupboards , one housing a 'Valliant' gas fired central heating boiler. Light ceramic tiled floor and walls, towel radiator.

Lounge 14'9" x 13'11" (4.50 x 4.25)
A naturally light room with dual aspect glazing, one being a double opening 'French' style door to the garden. Feature inglenook fireplace opening housing a delightful traditional oven range (not in use) much in keeping with the character of this stone house, and with timber mantle over. Exposed ceiling beams, radiator, t.v connection and telephone point.

Living Room 17'5" x 15'3" (5.31 x 4.66)
With attractive bay window recess and double opening 'French' style doors overlooking the side garden patio and again giving good natural daylight. feature fireplace opening with cast iron inlay and polished hearth. Staircase to the first floor with cupboard under, two radiators.

Conservatory 18'0" x 13'1" (5.50 x 4.00)
The focal point of this former farmhouse, serving as the main 'day to day' room, being adjacent to the kitchen, with double glazed surround to three sides enjoying a good amount of privacy overlooking the gardens, and currently large enough to house a 10-seater dining table. There are double opening doors to the gardens either side, two radiators, tiled floor, exposed stone wall with wall mounted t.v connection, overhead light and two wall lights. Underfloor heating. Wide opening to:

Kitchen 12'3" x 9'8" (3.75 x 2.95)
Having been recently refitted in a quality range of units in a sage green finish with white marble style stone worktop surfaces and upstands and to include a Belfast sink. Included are an integrated washing machine and dishwasher as well as a two oven, 5 ring Rangemaster cooker range with large extractor over. The base and wall units include deep pan drawers, larder cupboards and an integrated eye level microwave. The tiled floor has underfloor heating, while there are ceiling down lighting and floor level lighting. Note there is a separate Utility Room adjoining the Cottage.

First Floor Landing
With attractive half moon front window.

Bedroom 1 14'6" x 13'11" (4.42 x 4.26)
A naturally light room with dual aspect windows and part vaulted ceiling. Radiator.

Bedroom 2 10'5" x 9'10" (3.20 x 3.01)
Having a front aspect window and radiator.

Bedroom 3 9'3" x 8'7" (2.83 x 2.62)
With a side aspect window and radiator.

Bedroom 4/Dressing Room 9'5" x 6'2" (2.88 x 1.88)
Presently used as a dressing room with full length fitted wardrobes to one wall.

Shower Room 9'7" x 6'8" (2.94 x 2.04)
Again recently refitted and to include a walk in shower enclosure with glazed shower screen and rainfall shower head. Wash basin in a vanity cupboard with large mirror over, WC. towel radiator. Traditional style timber panelling to the walls and pvc cladding to the shower area.

Stable Cottage

A character and upgraded self contained detached cottage, presently utilised as a successful holiday let, which can be easily managed by the owners given its proximity. The cottage provides its own parking space to the side of the kitchen. This cottage has three access doors although the kitchen door is most often used.

Kitchen 13'10" x 6'9" (4.24 x 2.07)
Having a double glazed Stable door entrance.
Modern range of base and wall units in a white gloss laminated finish with timber worktop surfaces and tiled surround. Integrated electric hob with double oven under, and integrated fridge and separate freezer. Stainless steel sink unit, contemporary verticle radiator, ceiling down lights and light finish ceramic flooring. Two velux style roof lights give good natural light.

Dining Room 11'5" x 9'6" (3.48 x 2.90)
With a continuation of the light timber effect ceramic floor tiles, double opening "french style" doors to the front, radiator.

Inner Hall
Leading to:-

Living Room 15'0" x 12'5" (4.59 x 3.81)
A pleasant living area with light timber style ceramic flooring, and good daylight from "french style" double doors to the front. Two radiators, wall mounted tv connection.

Bathroom 6'9" x 6'3" (2.06 x 1.91)
With a modern suite comprising of a mini bath with Triton electric shower over and glazed shower screen. Wash hand basin with cupboards under and mirror cabinet over. WC, tall store cupboard, radiator, ceramic tiled floor, and pvc panelled walls.

First Floor Landing
Having a modern pine turned staircase with glazed balustrades and roof light.

Bedroom 1 12'7" x 10'7" (3.85 x 3.23)
Being a light room with window and two velux roof lights, radiator. Cupboard housing a gas central heating boiler.

Bathroom 10'7" x 4'6" (3.25 x 1.38)
Again a light room with pvc panelled walls. Panelled bath with mixer shower over and glazed shower screen, wash basin with cupboards under, WC, towel radiator, ceramic tiled floor.

Family Bedroom 2
Giving two bedrooms with interconnecting door.

Childs Room 7'7" x 7'4" (2.33 x 2.25)
With single bed, roof lights, radiator. Through door to:-

Bedroom 2 7'10" x 7'10" (2.39 x 2.40)
With velux style roof lights to front and rear, radiator.

Utility Room 7'11" x 7'8" (2.43 x 2.36)
Used by both the main house and visitors to Stable Cottage, being part of the Cottage but external access only.
This room has a worktop surface with stainless steel sink unit and cupboard under. Recess for a both a washing machine and dryer. Stone effect tiled floor. Partitioned WC

Bwthyn Bach

Adjoining Stable Cottage is a self-contained detached cottage which is currently let on a long term basis. The accommodation provides:
Kitchen/Living Room, hall, shower room, one bedroom, study.
It is let on a long term tenancy to a retired dentist. Details will be given to bona fide purchasers.

Outside
A tarmacadam drive to the rear of the house leads to a large open tarmacadam yard with parking for 6-8 cars, and with a separate space provided for the Stables cottage. This also gives good vehicular access to the Workshop.
A feature of the property are the good sized and very private gardens available to the main house. not being overlooked even from the other two cottages. These gardens are to the front and side of the house with well established hedging, being mostly lawn with a selection of trees, bushes and flowers. Included to a corner, close to the Conservatory is a wide and private patio with 'Indian' stone paving and a further 'Indian stone paving and patio to the West facing side and which has access off both the Lounge and Living Room French doors.
Access off the main Courtyard gives access to:-

Workshop 31'2" x 15'7" (9.50 x 4.75)
An excellent Workshop/Store with a loft area to give additional storage and main access door large enough to allow access for a small commercial vehicle. This workshop has power, light and water tap.

Services
Mains water, electricity and drainage.
Propane gas supply.
The Main House, Stable Cottage and Bwthyn Bach have their own independent gas central heating systems supplied from one tank.

Tenure
The whole property is understood to be Freehold and this will be be confirmed by the Vendors' conveyancer.

Council Tax/Rates

Band E
Bwthyn Bach Band B (payable by the tenant)
Stable Cottage Rateable Value £2600. No rates payable under Small Business Relief Scheme

Stable Cottage Rental

The cottage is currently let as an 'Air B&B bringing in a good annual income and presently exempt for Council Tax premium as let for over 182 days a year.
It can be available fully furnishes and as a "going concern" if required.

Energy Performance Certificates

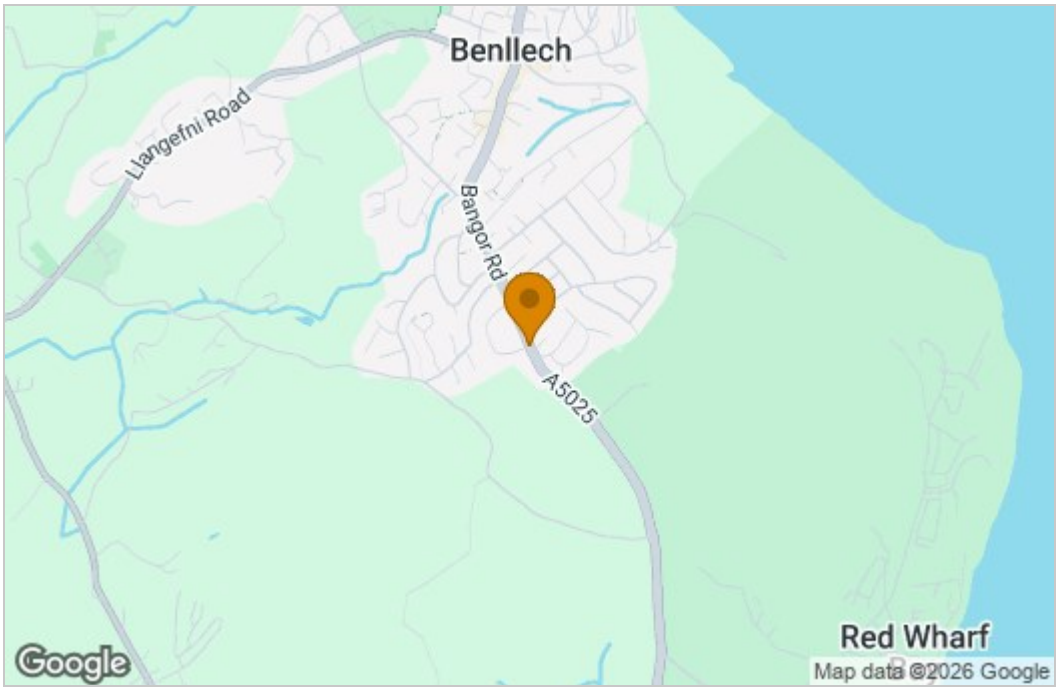
Farmhouse Band F
Stables Band F
Bwthyn Bach Band E

Floor Plan

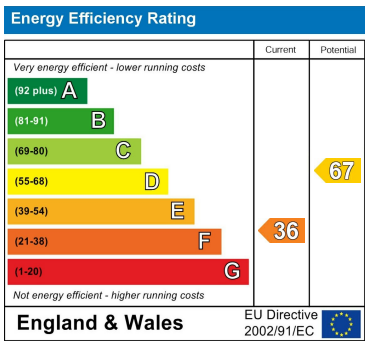
Total area: approx. 194.7 sq. metres (2096.1 sq. feet)

This floor plan is for illustrative purposes only and may not be representative of the property. The measurements are approximate and are for illustrative purposes only.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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