



## The Gatehouse 48 Castle Street, Beaumaris, LL58 8BB

**£475,000**

A deceptively spacious and elegant Grade 2 Listed Town House, centrally located within the town and having a private walled courtyard to the rear. The Gatehouse dates back to the 17th century and it is so named because it lies on the site of the original gatehouse located through the town wall on the south west side of Castle Street. The property is of 2½ storeys, it is flanked by taller buildings either side, the front is pebble-dashed with rendered quoins, the pitched roof is of slate with a single chimney on the left gable. The front door is slightly one right of centre, having two windows on the ground floor, two above on the first floor and two modern dormers on the second floor. To this day it is full of character and retains many charming original features. Benefiting from gas fired central heating, the accommodation briefly comprises: -

Generous lounge with a wealth of beams, impressive inglenook fireplace and original staircase leading up to the two floors. Continuing on the ground floor there is a fitted kitchen with access to the dining room and rear walled courtyard which in turn leads to the utility/boiler room. To the first floor there is a large room with two windows overlooking Castle Street both with window seats, considered a versatile room which could be a bedroom or a second lounge. In addition, there is a four-piece bathroom and two interconnecting bedrooms, one with access to the balcony/roof top garden area which overlooks the rear courtyard below. Half way up the second-floor staircase there is access to a useful attic storage area. The second floor has a spacious bedroom with feature vaulted ceiling and exposed beams, two dormer windows and access to an en-suite shower room/WC.

Whether you are seeking a family home or a peaceful getaway, The Gatehouse presents an excellent opportunity to embrace the beauty and lifestyle of this delightful area.

## Location

Beaumaris is a historic town on the banks of the Menai Strait and is renowned for its Medieval Castle (dating back to the reign of Edward 1), its Victorian Pier and Gaol. The town is also famous for its sailing facilities, The Royal Anglesey Yacht Club is within the town and the sheltered bay offers moorings for yachts and small boats during the summer months. For the golfing enthusiast, there are two nearby golf courses the 'Henllys Golf Club' and 'Baron Hill'. Beaumaris offers an excellent range of services to include a number of hotels, interesting shops and a variety of restaurants. Communications are excellent, the property being only 6 miles from the A55 which links Holyhead, Bangor and the Motorway network at Chester. There is also a mainline railway station at Bangor (approx. 7 miles).

## Entrance Lounge 19'10" x 18'1" (6.06 x 5.53)



Timber entrance door opening off Castle Street to the spacious lounge area. Having an impressive inglenook fireplace with timber mantel over and a wealth of exposed beams. Two windows to the front elevation with window seats, three radiators and original staircase leading up both floors. Timber glazed panel door to:

## Kitchen 13'11" x 8'11" (4.26 x 2.74)



Having wall and base storage units with slate effect work top over and tiled splash backs. Inset 1.5 bowl stainless steel single drainer sink unit with mixer tap. Ceramic hob with extractor over and Bosch built-in electric fan oven. Smeg dishwasher and Bosch fridge freezer. Slate floor tiles, radiator, two ceiling light point and six directional light. Aluminium framed sliding patio doors allowing easy access to

the rear walled courtyard which in turn leads to the utility room. Open picture frame window and door opening to the dining room.

## Dining Room 10'9" x 9'7" (3.28 x 2.94)



With exposed timber mantel over former fireplace and exposed beams to ceiling. Radiator, wall light point and pendant light. This room incorporates a small alcove which believed to once be a window used to pay toll in order to trade wares within the town walls. A number of these 'windows' are dotted around the house.

## Utility/Boiler Room 10'0" x 9'3" (3.06 x 2.84)



Fitted with base storage units and granite effect work top over with inset single drainer stainless steel sink and mixer tap. Fully tiled walls, slate tiled flooring and plumbing for washing machine. Wall mounted Worcester 35CDi gas combi boiler. (Accessed via the rear courtyard).

## First Floor Landing



Staircase leading up to the second floor (half way up access to attic store area). Exposed beams and wall light point.

## Bedroom 1 19'10" x 11'8" (6.06 x 3.58)



Two windows to the front elevation with windows seats. Radiator, three wall light points and exposed beams to ceiling.

## Bathroom/WC 10'2" x 5'9" (3.11 x 1.77)



White suite comprising fitted WC, bidet, vanity wash hand basin and bath with shower unit over and concertina shower screen. Built-in niche, radiator, laminated wood floor covering, fully tiled walls, two wall light points and PVC double glazed frosted window to the rear elevation.

## Bedroom 2 11'3" x 9'9" + recess (3.43 x 2.99 + recess)

An interconnecting bedroom leading to bedroom 3. Having a side window and aluminium double glazed door to the balcony area. Built-in linen cupboard with light and small window. Hallway and door to bedroom 3.

## Balcony/Roof Top Garden 14'0" x 9'11" (4.27 x 3.03)



Overlooking the rear courtyard garden with timber balustrade and artificial grass floor covering.

## Bedroom 3 11'7" x 9'11" (3.55 x 3.04)



Long timber framed single glazed window to the side elevation overlooking the rear courtyard garden. Vanity wash hand basin and fitted wardrobes. Radiator and pendant light.

## Attic Store Room



Located half way up the second floor staircase is a useful storage area being floored with electric light.

## Second Floor

With Velux window and exposed beams.

**Bedroom 4 19'5" x 17'8" into eaves (5.92m x 5.38m into eaves)**



A spacious bedroom with vaulted ceiling and exposed beams. Two dormer windows to the front elevation and one small window to the rear. Bank of fitted storage cupboards to one wall, three radiators, two wall light points and pendant light. Door to:

**En-Suite Shower Room/WC**



A modern suite comprising: Button flush WC, vanity wash hand basin with mixer tap and tiled shower cubicle with 'Mira Code' shower unit. Laminated wood floor covering, chrome towel radiator, ceiling light point and PVC double glazed frosted window to the rear elevation.

**Outside**



Accessed from the kitchen is a block paved private walled courtyard. With raised beds, outside light and pedestrian access to the utility/boiler room.

**Parking**

Annual Permits to park on nearby Beaumaris Green are available to Beaumaris residents at a cost of £15 pa.

**Tenure**

Freehold - Grade 2 Listed Building.

**Services**

Mains water, electricity, gas and drainage.

**Energy Rating**

Band E.

**Council Tax**

Band E.

# Floor Plan

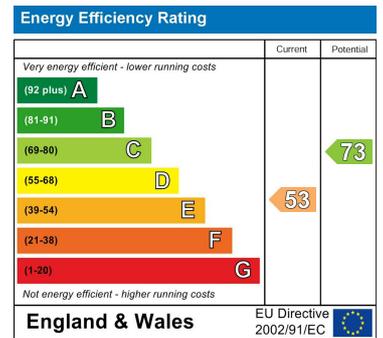


Total area: approx. 174.6 sq. metres (1879.1 sq. feet)

# Area Map



# Energy Efficiency Graph



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