

EGERTON ESTATES



Cae'r Gors , Penysarn, LL69 9UF

A most useful and versatile rural Smallholding, situated in a peaceful area near the north eastern coast of the Island of Anglesey. Coming complete with a detached 5 bedroom house, extensive outbuildings and just under 14 acres of land in total, the sale of Cae'r Gors provides a good opportunity for a buyer seeking a flexible holding with scope for many uses.

The farmhouse provides spacious family accommodation with 2 reception rooms, a spacious kitchen/dining room, 5 good bedrooms and 2 bathrooms. It has double glazing and a propane gas central heating system.

The extensive outbuildings offers scope for a variety of uses, and includes the original stone cottage now used as a Store Room. There are 3 main enclosures extending down to the Afon Goch river with a small pond, being ideal for animal grazing or cultivation.

Well priced Smallholding available with no onward chain.

£485,000

Cae'r Gors

, Penysarn, LL69 9UF



Open Porch

Hallway

Lounge

17'10" x 10'11" (5.46 x 3.33)

Sitting Room

10'11" x 10'11" (3.34 x 3.33)

Kitchen / Breakfast Room

16'2" x 10'7" (4.95 x 3.24)

Conservatory

12'11" x 8'10" (3.94 x 2.71)

Bathroom

6'6", 262'5" x 6'3" (2,80 x 1.91)

First Floor Split level Landing

Bedroom 1

11'0" x 9'10" (3.37 x 3.01)

Bedroom 2

17'1" x 5'10" (5.21 x 1.80)

Bedroom 3

11'6" x 10'11" (3.53 x 3.35)

Bedroom 4

10'11" x 7'8" (3.34 x 2.34)

Bedroom 5

10'7" x 9'6" (3.23 x 2.90)

Shower Room

6'4" x 4'7" (1.94 x 1.41)

Outside

Outbuildings

Wash House

8'0" x 7'1" (2.44 x 2.17)

Boiler Room

Former Cottage

15'0" x 11'1" (4.59 x 3.38)

The Forge

18'0" x 9'1" (5.50 x 2.79)

Machinery/Tool Store

16'8" x 10'7" (5.09 x 3.25)

Stable

11'5" x 10'9" (3.49 x 3.30)

Lambing Shed

31'3" x 19'3" (9.55 x 5.88)

Cubicle Shed

23'11" x 19'3" (7.31 x 5.88)

Atcost Shed

42'11" x 15'1" (13.1 x 4.6)

Stable

14'9" x 9'2" (4.5 x 2.8)

Stable

14'1" x 12'1" (4.3 x 3.7)

Lean-to Field Shed

12'9" x 9'6" (3.9 x 2.9)

Land

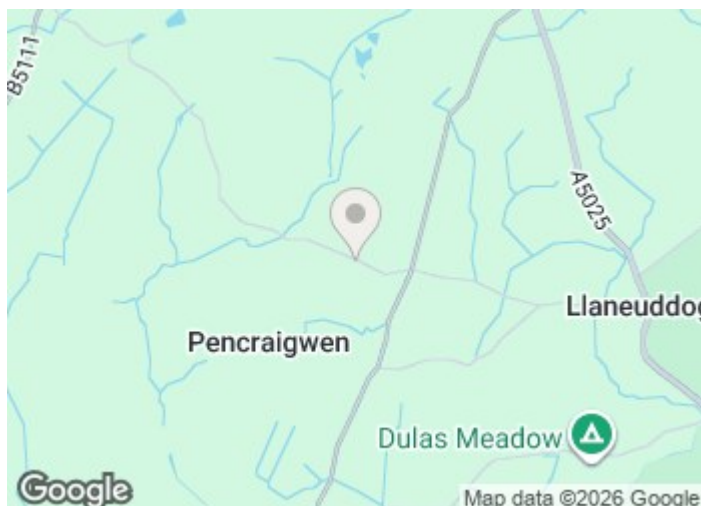
Services

Energy performance Certificate

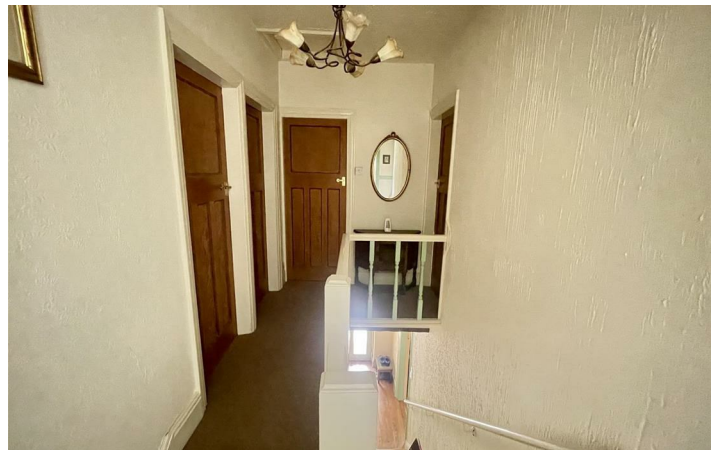
Tenure

Council Tax Band

Directions



Directions





Floor Plan

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