ADAMSON ESTATES

10 Llwyn Onn, Llanfairpwllgwyngyll, LL61 6DY

Asking price £289,950

- Grade 2 Listed Cottage
- Share of additional 3 acre land & field
- Rural setting; Just 1.4 miles to station
- Ample parking
- Beautifully appointed with character
- Newly fitted kitchen 2025
- Eryri/Snowdonia views
- Exposed beams & timbers; Fish scale slate roof
- Adjacent to inland Coastal Path
- Small front & rear gardens

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Situated in a truly rural location and approached by a privately owned, quarter of a mile drive, the converted 19th century farmstead of Llwyn Onn is a Grade 2 Listed development surrounded by fields and ancient woodlands with stunning views of Eryri/Snowdonia. In addition to their private gardens, the residents of Llwyn Onn own and share the communal land which extends to approximately 3 acres with a small field, 2 ponds (due to be reinstated this year), a beautiful oak tree and the presence of much wildlife including red squirrels! The Anglesey Coastal Path is diverted inland here, bypassing the nearby Plas Newydd National Trust Estate (the ancestral seat of the Marquess of Anglesey) and continues through the development to the ancient Bryn Celli Ddu burial site. Easy access to the A55 at Britannia Bridge is just 2 miles away, local amenities at Llanfairpwllgwyngyll including train station, a 20 minute walk (1.4 miles) and Menai Bridge with its 200 year old suspension bridge and Waitrose just 4 miles away.

2 1 1 E

Council Tax Band: C

Bwthyn Ystabl is a beautifully appointed stone built cottage converted from the original stables with ornamental 'fishscale' slate covered roof. The accommodation includes an open plan living area with a log burner, a newly installed kitchen, a ground floor bathroom and 2 first floor bedrooms. Externally, the front south-west facing garden with borders has a large natural stone patio for easy maintenance and views of Eryri/Snowdonia. The very private back garden has a small lawn, patio area, garden shed and log store. Planning permission has been passed for a single storey extension and first floor bathroom. There is designated parking for 2 cars plus visitors' spaces.

Hall

Entrance hall with cloaks area, feature double height ceiling with exposed timbers and staircase to the 1st floor with substantial slate window bottom. There is an inner hall area with space for furniture which leads to the bathroom and main living area.

Lounge & Dining-Kitchen

A superb open plan lounge/diner with kitchen comprising log burning stove, beautiful navy blue shaker style Kitchen with quartz worktops, ample storage, Belfast sink, recess for fridge-freezer, integral Bosch double electric oven, AEG induction hob, extractor hood, integral dishwasher and washer-dryer. There is a fully glazed door and window overlooking the back garden and window to the front.

Bathroom

A modern bathroom fitted with a white suite including a bath with an overhead shower, a vanity sink unit with storage, toilet, part-tiled walls and large vertical heated towel rail.

Bedroom 1

A delightful double room with exposed beams and timbers. A good range of modern fitted wardrobes by Sharp and ample space for additional furniture. Skylight to rear.

Bedroom 2

Ideal as a good sized twin bedroom but would take a double bed. Skylight to rear with woodland aspect and fields beyond. Access to eaves storage and hot water cylinder.

Front Garden

Beautiful, south-west facing garden with a natural stone-flagged patio area, raised borders to wooden sleepers and a slate fence (Crawiau llechi). Enjoying a fabulous open aspect with views to Eryri/Snowdonia, fields and woodlands.

Rear Garden

Benefitting from the sun most of the day due to the single storey nature of the cottage, there is a small lawn, patio area, garden shed and log store.

Directions

DIRECTIONS: From the junction of the A5 Holyhead Road at Llanfairpwllgwyngyll, take the A4080 Brynsciencyn Road for exactly 1 mile. The private lane through the stone entrance is then on the right as seen by the substantial monolith with inscription "LLWYN ONN". (Plas Newydd National Trust is 0.3 of a mile further along on the left).
What3words:///winner.happening.restore

Services/Covenants etc

Llwyn Onn is regarded as a very special place to live and there are exciting projects in mind for further improvement of the grounds. The freehold site is self managed and there is a service charge of £100 per month per property to cover the cost of the Treatment Plant, communal Insurance and future projects. Covenants exist across the estate which ensure the delightful views and enjoyment of the location are not spoilt (eg:

no campervans, commercial vehicles, boats etc).

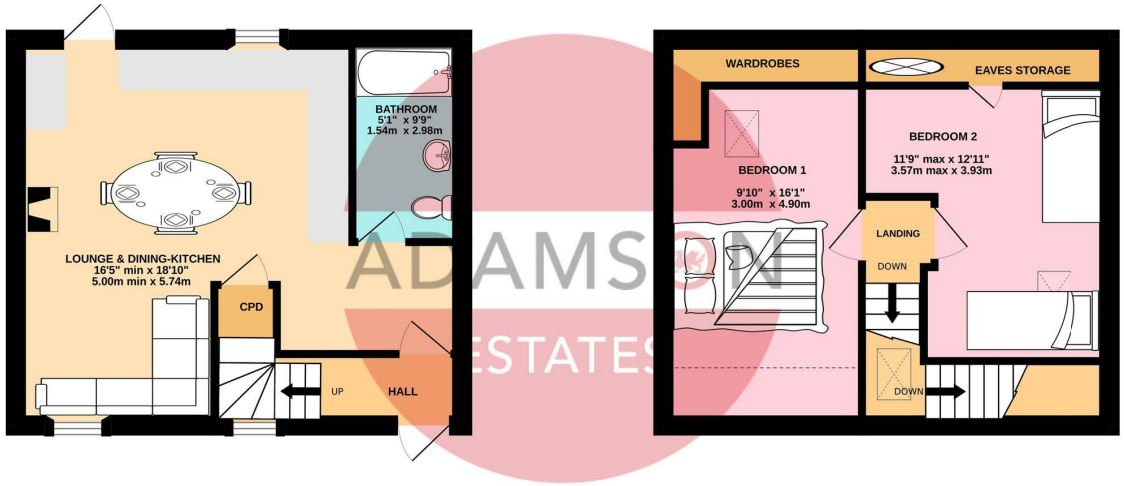
Freehold; Electric heating via programmable radiators; Modern hot water cylinder; Double glazed and part triple glazed; Shared sewage treatment plant; Council Tax Band C; EPC rating E; Excellent Full Fibre Optic WiFi.

Llwyn Onn

10
Barthyn
Ystabl

GROUND FLOOR
409 sq.ft. (38.0 sq.m.) approx.

1ST FLOOR
366 sq.ft. (34.0 sq.m.) approx.



TOTAL FLOOR AREA : 775sq.ft. (72.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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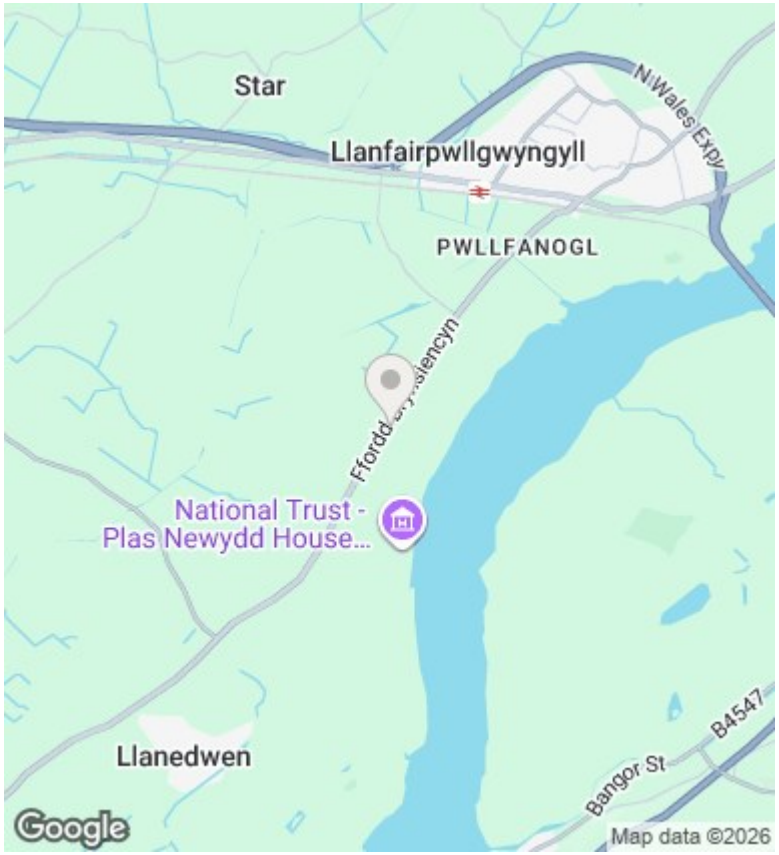

Viewings

Viewings by arrangement only. Call 01248 295101 to make an appointment.

Council Tax Band: D

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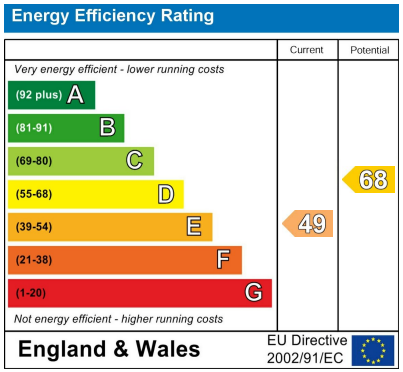

PRS Property Redress Scheme

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