



£315,000
Freehold

LUCAS & Co
Estate Agents

3 Llwyn Onn

Llanfairpwll, LL61 6DY

- Superbly Presented 2 Storey Barn Within Courtyard
- Currently Run As A Very Successful Holiday Let With No Onward Chain
- Rural Setting With Stunning Countryside Views Approached Via A Long Sweeping Private Drive
- 1047 sq ft/97.3 sqm Including The Garage
- Off Road Parking & Garage, Very Low Maintenance Patio Garden/Sun Trap
- Services Mains Electric, Mains Water, Communal Water Treatment System, Central Heating Electric





A beautifully presented Grade II listed two storey barn conversion, this exceptional home forms part of an attractive courtyard of similar character properties, originally the outbuildings of the historic Plas Newydd Estate. The barn has been thoughtfully transformed to offer stylish contemporary living while retaining a wealth of enhanced period features throughout.

Set in an attractive semi rural location, the barn sits just off the A4080 coastal road on the outskirts of Llanfairpwll, less than two miles away. A long private driveway leads to the courtyard, with excellent onward access to the A55 Expressway. The renowned Plas Newydd House and Gardens, owned by the National Trust and set on the shores of the Menai Strait with the Snowdonia mountains as a backdrop, lies under a quarter of a mile away.

Ground Floor

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- Spacious open plan kitchen/dining/living area.
- Oak engineered flooring throughout
- Wood burning stove on slate hearth.
- Exposed timber beams and sprinkler system.
- Modern fitted kitchen with Dekton worktops, peninsula breakfast bar, integrated appliances, and space for a washer.
- Windows overlooking the courtyard garden and woodland beyond
- Under stairs storage

First Floor

Half landing with exposed purlins and Velux roof light

Two bedrooms, each with exposed purlins and Velux roof lights

Contemporary bathroom with paneled bath and shower screen, vanity unit, heated towel rail, and complementary tiling

Externally

Private, low maintenance patio garden with timber fencing and metal gate. Peaceful outlook across woodland and open countryside.

Parking

Detached garage (5.7m x 3.7m) with power, held on a 125 year lease from 2019 on a peppercorn rent. Dedicated parking space in front of the garage plus additional visitor parking within the courtyard.

Residents Management Company

Maintenance of the common areas is provided by a Resident's Management company at a cost of approximately £100 a month.

Location

Exact Location

what3words ///special.crumbles.talkers

Under a ¼ mile from Plas Newydd Historic House and Gardens, owned by the National Trust and set on the shores of the Menai Strait, amidst breathtakingly beautiful scenery and with the Snowdonia mountain range as a backdrop. The development is approached down a private tarmac driveway and is situated just off the A4080 coastal road.

The property is ideally placed for the A55 Expressway, which is under 5 minutes' drive away, with links onward to Bangor, Chester and the regional airports of Liverpool and Manchester. The port of Holyhead is approximately half an hour's drive away with ferry links onward to Ireland. The renowned tourist attractions of Anglesey Sea Zoo together with Foel Farm & Halen Mon, located very close to Llandwyn Beach and Newborough Warren, are only a short drive from Llwyn Onn and the Snowdonia mountains are easily accessible to explore and enjoy.

The Isle of Anglesey boasts numerous other attractions, including the historic town of Beaumaris with its Castle built by Edward I, and offers wonderful coastal walks and cycling routes with many miles of stunning beaches to explore. There are also many quality restaurants and pubs throughout the island.

Agents Notes

The Grade II listed property is of stone construction under a slate roof.

The property is currently used as a successful Holiday Let, and many of the contents can be available to purchase by negotiation.

Two Ground floor windows replaced with triple glazing in 2022.

NOTE-Viewings To Be Arranged By Appointment On Change Over Days.

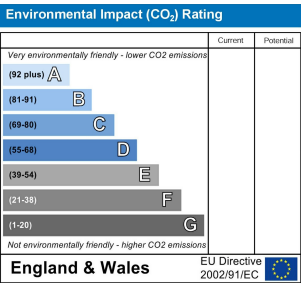
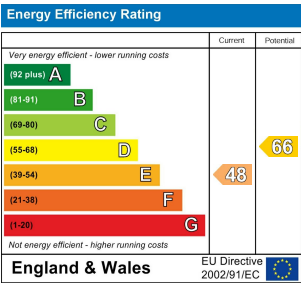
If you arrange a viewing of this property, you will receive a confirmation email in your inbox. Please make sure you check your 'spam' or 'junk' folder as it sometimes finds its way in there.

Note to Customers:

Lucas Estate Agents recommend clients/customers to use the conveyancing services of Mackenzie Jones Solicitors. The client/customer will receive a free, no obligation conveyancing quote from Mackenzie Jones Solicitors, should the client/customer proceed to engage the services of Mackenzie Jones Solicitors, and a property transaction successfully completes, then Lucas Estate Agents will receive a referral fee of £120 inclusive of VAT.

Services

Mains Electric, Mains Water Supply, Drainage: Communal Water Treatment System, Central Heating: Electric.



Local Authority **Isle of Anglesey**
Council Tax Band **C**
EPC Rating **E**



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.