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Ysgubor Hir (Plot M), Lleiniog Barns, Penmon, Anglesey LL58 8RN

Asking Price: £675,000

EPC Band TBC

Noted for its character and real sense of space is this superbly restored and sympathetically modernised 4 Bedroomed Barn Conversion, offering practical family-oriented accommodation with a garden to match, overlooking open countryside. This property forms part of an exciting development of exclusive dwellings currently undergoing full restoration within the rural hamlet of Penmon, being located just yards from the scenic Menai Strait foreshore with the magnificent backdrop of the Snowdonia Mountains. The appealing interior, whilst enjoying a welcome contemporary feel, offers enormous character with its vaulted beamed ceiling, the interior finished and presented to a particularly high standard, the attention to detail noteworthy and paramount to the overall feel. The open-plan layout creates a real sense of light and space to the main living area. One of the bedrooms could be utilised as a study if required. There's under-floor heating on the ground floor (standard radiators to first floor) and from the upper level are fine views of the Menai Strait and the Snowdonia mountains beyond. The residence comes fully equipped with a quality hi-spec kitchen with solid quartz worktops, built-in double oven, hob with extractor, dishwasher, fridge/freezer and wine chiller whilst the main bedroom on the first floor is noted for its space and luxurious en-suite with free-standing bath. Externally, there's a spacious lawned garden, paved patio and private parking spaces. Benefiting from double glazing and LPG central heating, the accommodation briefly comprises: Open-plan Lounge/Kitchen/Dining Room, 3 Bedrooms, En-suite and Shower Room to ground floor with a further Bedroom and En-suite to first floor.

In 1847 Lleiniog was a substantial farm of over 90 Acres (36.43 Hectares), forming part of the estate of the Right Honourable Lord Dinorben, farmed and occupied by Owen Jones and his family. The main dwelling is listed as a substantially sub-medieval house with significant surviving interior detail, the outbuildings also displaying much originality. The name Lleiniog first appears in the historical record in association with the medieval Castle Lleiniog or Aber Lleiniog, the ruins of which survive some 500m to the west of the present house.

The peaceful hamlet of Penmon is situated in a country setting close to the shoreline, towards the south eastern tip of the Isle of Anglesey with the fabulous Black Point Lighthouse and Puffin Island just a short distance away. Within roughly 1 mile lies the village of Llangoed which has local amenities of a convenience store, post office, public house and primary school with a greater range of services available in Beaumaris and Menai Bridge. From higher ground, the views towards the bay of Conwy and the Snowdonia mountains is quite dramatic. The historic town of Beaumaris boasts a castle dating back to 1295, a Victorian pier and promenade. You will also find quaint streets to explore and a wide variety of independent shops, taverns, restaurants, art galleries and antique outlets. The countryside within the vicinity is dotted with public footpaths including the Anglesey coastal path, allowing for opportunities to explore the fine coastline and fabulous scenery.

Lounge/Kitchen/Dining Room	3.88m x 12.77m (12'9" x 41'11")
Bedroom 3 (Study)	3.89m x 3.74m (12'9" x 12'3")
Rear Hall	
Bedroom 2	3.77m x 3.38m (12'4" x 11'1") max. dimensions
En-suite	2.65m x 1.48m (8'8" x 4'10")
Bedroom 4	2.90m x 3.22m (9'6" x 10'7") max. dimensions
Shower Room	1.80m x 1.74m (5'11" x 5'9")
First Floor Landing	
Master Bedroom	4.14m x 4.12m (13'7" x 13'6") max. dimensions
En-suite	2.78m x 3.80m (9'1" x 12'6") max. dimensions

Directions

From our Bangor office, proceed along the High Street bearing right at the traffic lights towards the train station. Keeping left, follow Holyhead Road (A5) towards Menai Bridge. Proceed over the suspension bridge, taking the second exit at the roundabout (A545) towards the centre of Menai Bridge and onwards in the direction of Beaumaris. Proceed through Beaumaris and just before reaching Llangoed, turn left signposted Penmon. Follow this road for just under a mile where you will find the site on your left-hand side.

<https://what3words.com/warthog.gazes.trade>

Services

We are informed by the seller this property benefits from Mains Water, Electricity, and Drainage.

Heating

LPG Central Heating. The agent has tested no services, appliances, or central heating system (if any).

Tenure

We have been informed the tenure is freehold with vacant possession upon completion of sale. Vendor's solicitors should confirm title.

Agents Note: Due to planning, this property is restricted and cannot be someone's "main/sole residence" meaning it cannot be your primary home.

- Remarkable Renovated Barn Conversion
- Decidedly Spacious with Much Charm & Character
- 4 Bedrooms, Shower Room & 2 En-suites
- Exceptional Open-plan Layout to Ground
- Floor Fully Equipped Kitchen with Quartz Worktops
- LPG Central Heating with Underfloor Heating
- Timber Double Glazing Throughout
- Patio Doors Sizeable Lawned Garden, Patio & Private Parking
- Located just A Short Walk from The Menai Strait
- Magnificent Backdrop of the Snowdonia Mountains
- CMLC 10 Year Warranty





Disclaimer

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