

Tudor Rose • 32 Castle Street • Beaumaris • Anglesey • LL58 8AP
Tel: 01248 810847 • Fax: 01248 811770 • dafydd@joan-hopkin.co.uk • www.joan-hopkin.co.uk



Henlllys Lodge, Henlllys Lane, Beaumaris, LL58 8HU

£275,000

A superbly positioned traditional style Lodge Cottage, situated in just under an acre of gardens and enjoying panoramic sea views over the Menai Strait towards the Great Orme. Henlllys Lodge is considered ideally suited to the keen golfer, overlooking Henlllys Golf Course, yet is just over half a mile to the popular historic seaside town of Beaumaris. The cottage has much character being extended to the side, and benefits from partial double glazing and oil central heating. It is however in need of general modernisation which is considered fairly reflected in the asking price.



MISREPRESENTATION ACT 1967

These particulars are believed to be correct but their accuracy is in no way guaranteed and they do not form part of any contract. Neither the vendor nor his Agents make any representation or warranty in relation to this property is offered subject to the owner's confirmation of price, to a contract and to not having been sold. All prices quoted are subject to Owner's acceptance and to the property being unsold.

Henllys Lodge, Henllys Lane, Beaumaris, LL58 8HU

Rear Entrance to:-

Kitchen/Breakfast Room

3.65 x 3.17 (12'0" x 10'5")

Having a handmade Welsh oak kitchen with Westmoorland slate worktop surfaces, comprising of a dresser unit and further units to incorporate a ceramic sink unit, electric hob with electric oven under. Rayburn oil fired stove with back boiler, larder cupboard and cloak cupboard.

Lounge

7.01 x 4.12 (23'0" x 13'6")

Having seven windows in total to give excellent natural daylight and to give fine sea and mountain views, Inglenook fireplace recess with timber beam and tiled hearth and housing a multifuel stove. Radiator, tv aerial connection.

Inner Hall

With telephone point.

Bedroom 1

4.52 x 3.24 (14'10" x 10'8")

With side aspect window giving partial sea views and with radiator under, and electric storage heater.

Bedroom 2

4.53 x 3.33 (14'10" x 10'11")

With side aspect window and rear patio door overlooking the rear garden. Electric storage heater, radiator, wash hand basin. Fitted traditional wardrobe.

Bathroom

2.63 x 2.46 (both max) (8'8" x 8'1" (both max))

With an older style coloured suite comprising of a panelled steel bath with shower over, wash hand basin, wc. Airing cupboard with shelving, electric emersion heater..

Outside

A part shared drive with Henllys Hall leads to an off road parking area which leads to a:-

Garage

5.36 x 2.70 (17'7" x 8'10")

With up and over door, power points.

Utility Shed

3.30 x 1.20 (10'10" x 3'11")

With sink unit and plumbing for a washing machine. Wall storage cupboards, power and light, and store area.

Outside

A feature of Henllys Lodge are the spacious garden found mostly to the side and rear and estimated at just under one acre. They are mostly tended, being largely natural, with good areas of lawn, and an extensive range of shrubs, bushes, flowers and trees, some of which are subject to preservation orders. The gardens enjoy a high degree of privacy with an outside wc and greenhouse with water taps.

Services

Mains water, electricity.

Private drainage.

Tenure

Freehold

Council Tax Band

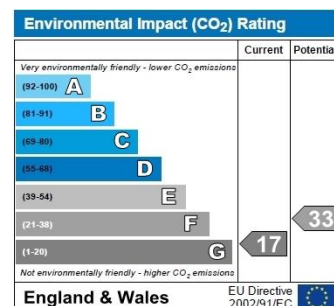
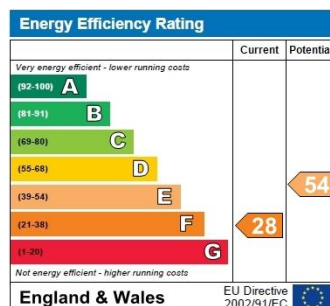
Band D

Energy Performance Rating

Epc Band

Directions

From our office, turn up Church Street, and pass the Church. and the turning to Rating Row on the right. Continue a short distance and take the next turning right for Henllys Lane . Continue for 0.6 mile and the Lodge will be seen on the entrance to Henllys Golf Club.



You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

