



Drws Y Coed, Glyngarth, Menai Bridge, LL59 5NR

Price Guide £2,000,000



This delightful detached period property, with extensive accommodation, substantial grounds and outbuildings, is set in a magnificent position overlooking the Menai Strait on Anglesey. The house itself comprises more than 5,000 square feet of accommodation, with much of the living space enjoying south-facing views across the water towards the mainland and Snowdonia mountain range. Upon entering the property, you are greeted by an impressive reception hall with a highly attractive timber turned staircase and doors leading to the main living accommodation. There is a 24ft sitting room with a triple aspect, including French doors, and a fireplace fitted with a wood burning stove. There is also a well-proportioned games room with attractive wood panelling, and a 31ft sitting and dining room, with views across the gardens to the front and rear, a fireplace with a wood burning stove and French doors opening to the south-facing aspect. The Mark Wilkinson kitchen/breakfast room is fitted with attractive farmhouse-style units in white and grey, terracotta floor tiles and a four oven Aga, while there is also pantry, a utility room, a boiler room and a study or gym in the ground floor east wing. Upstairs there is a splendid galleried landing, with the master suite to the left, which has an en suite bathroom with separate shower unit and Mark Wilkinson dressing room. There are a further four generous double bedrooms, two being en suite, and a family bathroom.

Location

The property is set in a stunning position on Anglesey, looking out across the Menai Strait towards the North Wales mainland. The town of Menai Bridge is less than a mile away, with its local shops, including a Waitrose and an excellent selection of restaurant and cafes. There are several schools in Menai Bridge, plus a primary school in the nearby village of Llandegfan.

Further amenities, including a large selection of shops, supermarkets and leisure facilities, can be found across the Menai Bridge in Bangor, just two miles away. The A55 provides access towards Holyhead in one direction and across North Wales towards the borders and Chester in the other direction. There is a mainline station available at Bangor with direct trains to London Euston (3hrs 15 Minutes).

Outside

The property is approached from the road by a gravel driveway, which is accessed through wrought-iron gates and weaves through the gardens, leading to the house and the outbuildings. There are a total of four garages, providing plenty of covered parking and two workshops, while the outbuildings also include several sheds, stores, a greenhouse, a summer house and a stable block with four stables and tack room.

The immaculate gardens feature pristine lawns, well-stocked and meticulously maintained flowerbeds, mature trees, shrubs and hedgerows, stone walls, paved seating areas and a babbling stream, together with a hard tennis court and extensive paddock.

Tenure

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

Services

Mains electricity, water, drainage and gas. Gas fired central heating.

EPC Rating

Band D.

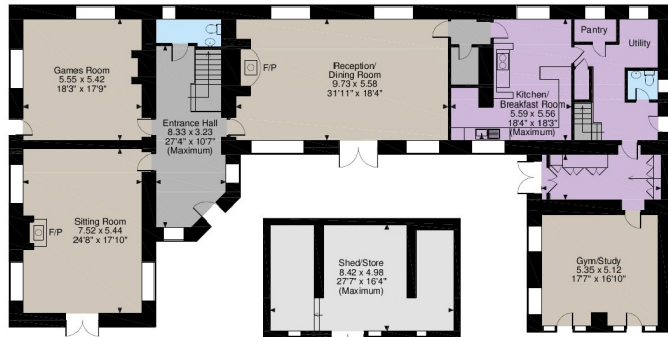
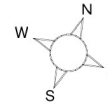
Council Tax

Anglesey County Council - Band G.

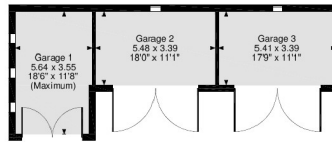
Agents Note

Viewing strictly by appointment with the selling agent.

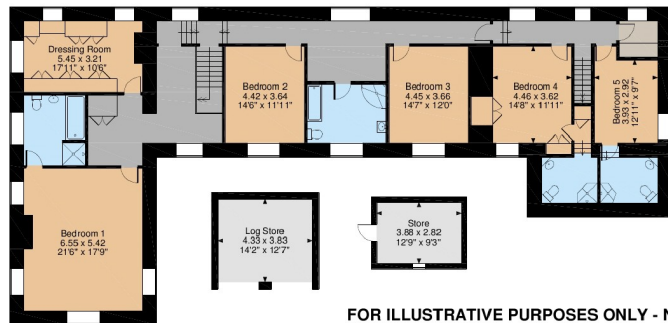
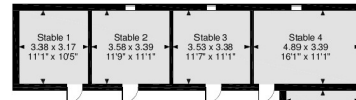
Drws Y Coed Glyngarth, Menai Bridge
Main House internal area 5,184 sq ft (482 sq m)
Garage internal area 1,780 sq ft (165 sq m)
Outbuilding internal area 1,500 sq ft (139 sq m)
Stables internal area 670 sq ft (62 sq m)



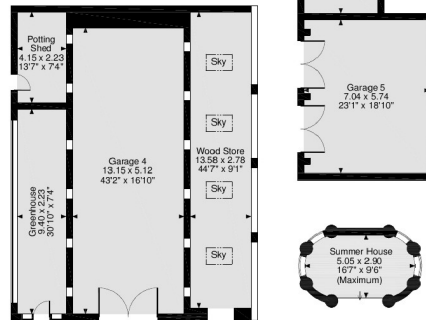
Ground Floor



Boiler Room
5.50 x 2.08
18'11" x 6'10"



First Floor



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8387116/SKL

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.



