JOAN HOPKIN
ESTATE AGENTS









Fron Deg , Amlwch, LL68 9TF

Offers Invited £625,000

A Gentleman's residence of character being a landmark property on the north coast of Anglesey, located on the outskirts of the small port town of Amlwch, and situated within 8 acres of land together with stone outbuildings. Enjoying panoramic views towards the sea and the Isle of Man, rarely does a property of the quality and character of Fron Deg come onto the market and whilst in need of upgrading, gives the discerning purchaser the opportunity to renovate and provide a quality residence to meet their own high expectations. The main roof has been recovered in the recent past, while the main outbuilding is considered ideally suited for conversion into an annex or holiday let should a buyer require and subject to the usual consents.

No onward chain.

Verandah Porch
Running the full frontage of the property with outside light, tiled floor. Double opening doors to:

Hallway
In keeping with the grandeur of the property with carved panels over the doors. Staircase to the first floor.

Living Room 16'2" x 14'1" (4.92 x 4.30)
With dual aspect windows with original timber panelling , marble surround fireplace and hearth with decorative wall lights to either side, original coving, picture rail and skirting boards.

Lounge 16'1" x 14'1" (4.90 x 4.28)
With a recessed alcove with timber surround, tiled fireplace and hearth, wall cupboard with shelving. Front aspect window with original panelling surround, coved ceiling and picture rail.

Inner Lobby
With stairs to the cellar.

Dining Room 14'11" x 9'7" (4.54 x 2.93)
With marble style fireplace and hearth, side aspect window with panelling, coved ceiling, wall lights.

Morning Room 13'11" x 12'3" (4.25 x 3.73)
With tiled fireplace and hearth, side aspect window, wall lights.

Kitchen 9'9" x 8'3" (2.98 x 2.52)
With an older style range of base and wall units to include a 1.5 bowl sink unit, electric cooker recess, worktop surfaces with tiled surround.

Side Porch
With outside door. Internal door to:

Maid's Room 15'1" x 11'6" (4.60 x 3.50)

Pantry Lobby 9'9" x 6'5" (2.97 x 1.95)
With former fireplace surround. Through access to:

Utility Room 10'3" x 6'0" (3.12 x 1.82)
With W.C. Wash basin, plumbing for a washing machine, outside door.

Store Room 14'1" x 11'0" (4.30 x 3.35)
With outside door.

Cellar
Having good headroom, stone flagged floor, and with three rooms provided.

First Floor Landing
Impressive large landing on two levels giving access to all rooms.

Bedroom One 16'2" x 14'3" (4.93 x 4.34)
Enjoying far reaching sea views and the Isle of Man on a clear day. Wash hand basin.

Bedroom Two 16'2" x 14'2" (4.92 x 4.31)
Again enjoying fine sea views and with dual aspect windows.

Bedroom Five/Study 8'0" x 7'0" (2.43 x 2.13)
With front aspect window with sea views.

Large Bathroom 15'2" x 11'8" (4.62 x 3.55)
Having a four piece suite in white comprising a timber panelled bath with mixer shower tap. Spacious shower cubicle with glazed surround and electric shower control. W.C. Wash hand basin, towel radiator.

Bedroom Three 13'6" x 11'2" (4.12 x 3.40)
With side aspect window.

Bedroom Four 13'2" x 11'2" (4.02 x 3.40)
With side aspect window.

Outside
A stone and gravelled drive leads up to the house, dividing to access to either the front or rear of the house. To the front is a large gravelled open parking area with adjoining lawns and mature trees to the side.
To the rear is access to the main outbuildings which lead to a private rear garden and access to the rear of the main house, with detached stone kennel.
To the southern side is a large open lawned garden with several mature trees which gives access to a walled Orchard with fruit and soft fruit trees.

Outbuildings
To the rear of the house is a large stone/slate range of outbuildings which give excellent scope for conversion into an annex for a relative or holiday letting (subject to consents) . At present it provides for an open garage with loft over, further large store shed and two adjoining stables. Beyond this range is a second range of former stone built agricultural buildings having fallen into disrepair, with cattle yard.

Land
Extending to 8 acres or thereabouts, the land is found in two main enclosures to the front and side, ensuring the privacy of the property, being capable of cultivation and in good heart throughout.

Services
Mains water and electricity. Private drainage.
Partial electric heating.

Tenure
The property is freehold, and this will be confirmed by the vendor's conveyancer.

Energy Performance Certification
Band G

Council Tax
Band G

Viewing

Strictly by appointment with the agent Egerton Estates Benllech 01248 852177

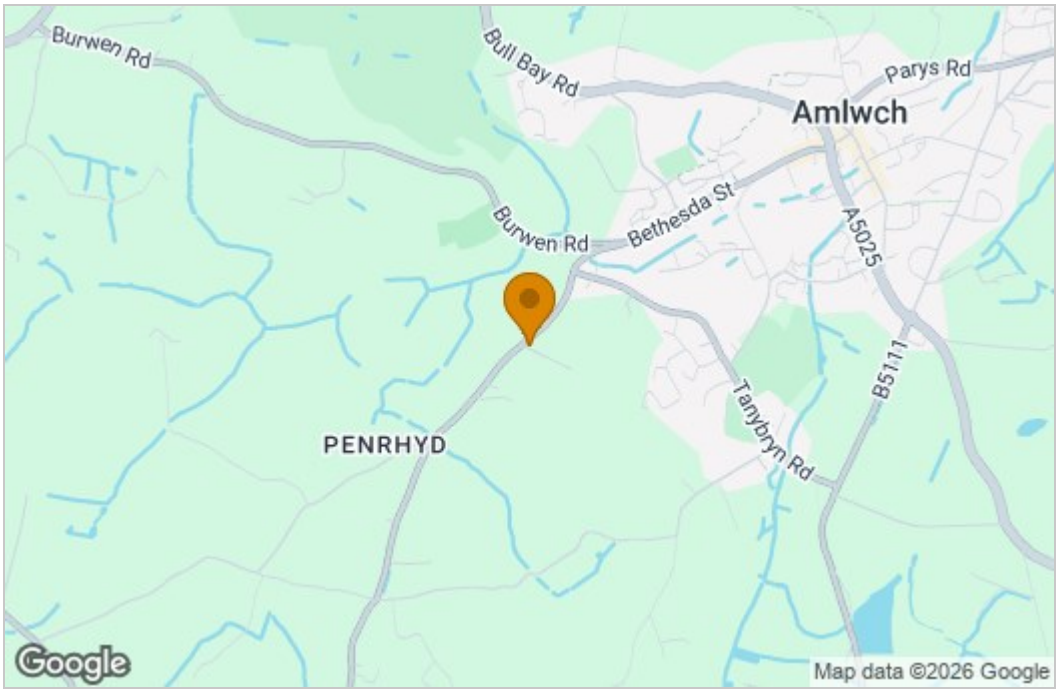
Agents' Note

The land is presently subject to a grazing agreement with vacant possession given on it's termination.
There is a family connection between the Vendor and Egerton Estates.

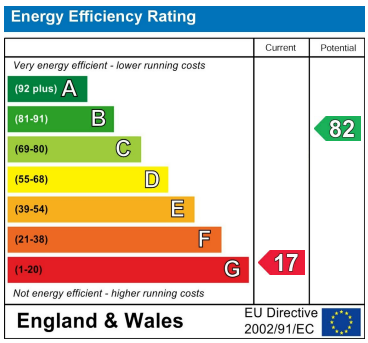
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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