




Tal y Foel,
Dwyran, Llanfairpwllgwyngyll


**STRUTT
& PARKER**


BNP PARIBAS GROUP


A detached five bedroom house with cottage, log cabin and caravan located in a stunning coastal location


A generously-proportioned stone-built beachside family home designed to maximise the stunning views over the Menai Strait towards Caernarfon Castle and Snowdonia. The outbuildings offer the prospective purchaser the opportunity to continue its use as a quality Visit Wales-approved self-catering B&B resort, located near to local Anglesey amenities and the station.


**4 RECEPTION ROOMS**


**5 BEDROOMS**


**2 CLOAKROOMS**


**COTTAGE, LOG CABIN & CARAVAN**

**GARDEN**

**FREEHOLD**

**COASTAL**

**3,182 SQ FT**

**GUIDE PRICE £1,200,000**

The property

Tal y Foel is a handsome stone-built family home offering almost 3,200 sq ft of light-filled flexible accommodation arranged in an L shape over two floors. Configured to provide an ideal family and entertaining space with large picture glazing maximising the stunning views over the Menai Strait towards Caernarfon Castle and Snowdonia, the accommodation flows from welcoming reception and entrance halls, one with useful cloakroom and fitted storage. It briefly comprises a triple aspect sitting room with feature corner glazing and cast iron open fireplace with gas fire, a dual aspect dining room and a triple aspect conservatory with French doors to the terrace, together with a front aspect kitchen/breakfast room with a range of wooden wall and base units including a central island, modern integrated appliances, space for a sizeable table, a door to one of the entrance halls and a useful neighbouring fitted utility room. The ground floor accommodation is completed by a bedroom wing, accessible from an entrance hall, comprising an L-shaped front aspect bedroom with en suite shower room.

Front stairs rise from the reception hall to a vaulted first floor bedroom with shower room and useful eaves storage. Main stairs from one of the entrance halls rise to a dual aspect principal bedroom with en suite bathroom and the property's two remaining double bedrooms, both with bathrooms and a front twin aspect bedroom with and a door to a private balcony looking onto the Strait. The property has two air source heat pumps, modern radiators, internal insulation, eighteen solar panels and battery storage system.

Outside

Set behind low-level stone walling having plenty of kerb appeal, the property is approached over a tarmac driveway bordered on one side by the beach, leading to a block-paved courtyard providing private parking and giving access to a timber-clad studio log cabin with full-height glazing incorporating French doors to the garden, fitted kitchen and an en suite shower room, a cottage with kitchen/sitting room with French doors to the garden, a bedroom and bathroom, a 32 ft boat shed, workshop and a private paddock with a caravan with kitchen/sitting room,







shower room and two bedrooms, one with ensuite cloakroom. The generous wraparound garden is laid mainly to lawn bordered by well-stocked flowerbeds and features numerous seating areas, a vegetable garden with raised beds and greenhouse and terraces, the whole ideal for entertaining and al fresco dining and enjoying stunning views over the Menai Strait. A boat mooring in the Strait is possible. There is also a small paddock with two stables and a tack room. The neighbouring Anglesey Riding Centre offering lessons in its indoor and outdoor arenas and beach and grass-track riding excursions.

Location

Tal y Foel is situated on the shore of the Menai Strait between Dwyran and Newborough villages in south-west Anglesey. Dwyran has a GP surgery, petrol station and restaurant while Newborough has a village store, pub, chip shop, café, Newborough Warren sand dunes and Newborough Forest. Llanfairpwllgwyngyll has a train station showing its full name, the UK's longest place name. Extensive amenities including Waitrose, independent shops, restaurants, cafés and pubs are available in Menai Bridge, and Bangor has a mix of national and independent stores. Anglesey's numerous beaches include Newborough Beach and Llanddwyn Bay. The Snowdonia national park on the mainland with its mountains, lakes and rivers offer ample outdoor opportunities. The A4080 coastal road gives access to the A55 Expressway and major regional centres in both Wales and England and Bangor station (12.5 miles) offers regular services to Chester and central London.

The area offers a good selection of state primary and secondary schooling together with independent schools including Treffos, St Gerard's, St David's College and Rhydal Penrhos.



Distances

- Newborough (Niwbwrch) 3.3 miles
- A55 North Wales Expressway 8.3 miles (Junction 8A) 8.3 miles
- Llanfairpwllgwyngyll 8.6 miles
- Menai Bridge 9.6 miles
- Bangor 12.3 miles

Nearby Stations

- Bodorgan (Bangor 17 minutes, Chester 1 hour 24 minutes, London Euston 3 hours 38 minutes)

Key Locations

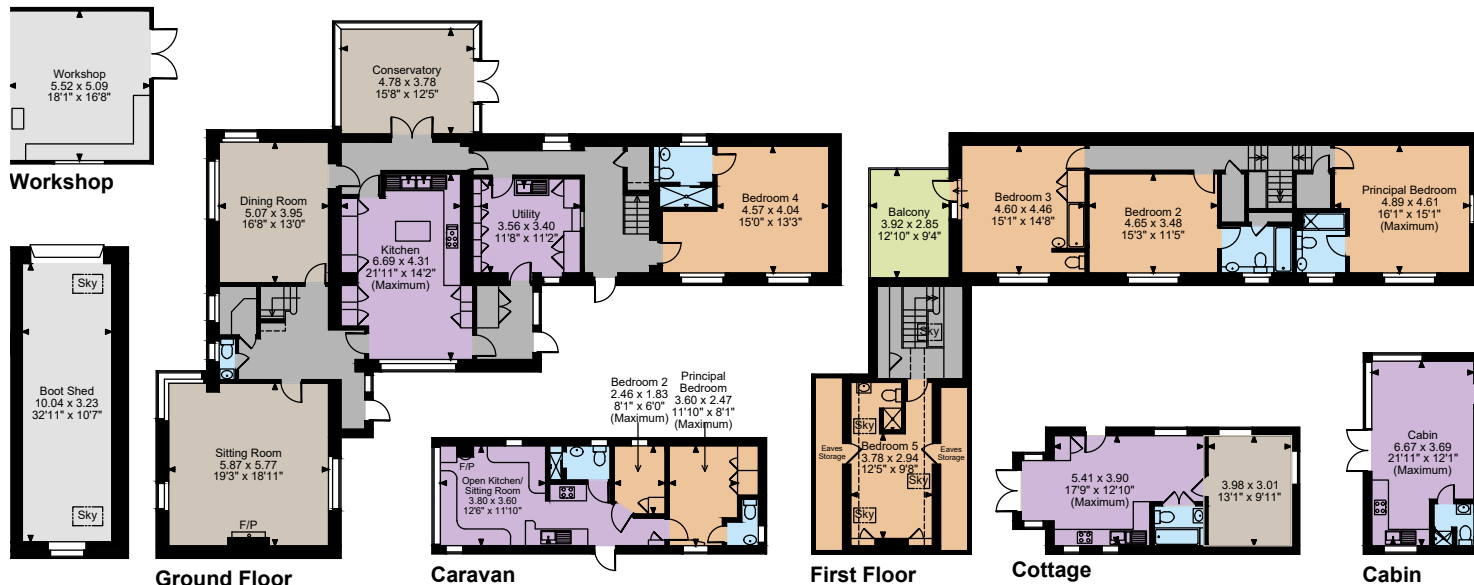
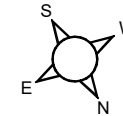
- South Stack Lighthouse
- Penrhyn Castle & Gardens
- Anglesey Sea Zoo

Nearby Schools

- Ysgol Yr Hendre
- Ysgol Gynradd Maesincla
- Ysgol Syr Hugh Owen
- Ysgol Santes Helen







Ground Floor

Caravan

First Floor

Cottage

Cabin

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

□□□□ Denotes restricted head height

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Floorplans

Main House internal area 3,182 sq ft (296 sq m)

Boot Shed internal area 349 sq ft (32 sq m)

Workshop internal area 296 sq ft (27 sq m)

Cottage internal area 395 sq ft (37 sq m)

Caravan internal area 445 sq ft (41 sq m)

Cabin internal area 265 sq ft (25 sq m)

Balcony external area 120 sq ft (11 sq m) Total internal area 4,932 sq ft (458 sq m)

For identification purposes only.

Agents Notes

The vendor owns and rents out the riding centre premises and circ 22 acres to the rear of the property. This may be available by separate negotiation. Please contact the agent for further information.

Directions

Post Code LL61 6LQ

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General

Local Authority: Isle of Anglesey Council

Services: Air source heat pump, mains electricity, tanked gas, mains water, private drainage which we understand complies with current regulations.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band F

EPC Rating: B

Fixtures and Fittings: Only those items known as fixtures and fittings will be included in the sale. Certain items such as garden ornaments, carpets and curtains may be available by separate negotiation.

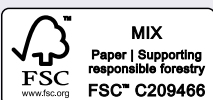
Wayleaves and easements: The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

Cheshire & North Wales

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