



Cartref

Beaumaris, Anglesey

A magnificent period house with extensive accommodation, pool and tennis court in a beautiful coastal setting. Located on a 4.48 acre plot on the south-east corner of Anglesey and a short distance to the picturesque high street of Beaumaris.

Cartref, Beaumaris, Anglesey, LL58 8RB

Beaumaris 1.3 miles, Menai Bridge 5.6 miles, Bangor 8.3 miles, Caernarfon 13.8 miles, Holyhead 27.3 miles

Features:

Entrance hall | Great hall | Dining room | Study area
Kitchen/breakfast room | Garden room | Principal bedroom with balcony and dressing area | 4 Further double bedrooms
2 Bathrooms | 2 Shower rooms | Cloakroom | Utility room
Extensive cellars and attics | Double garage | Tennis court
Swimming pool | Woodland | Croquet lawn | Established gardens | Coastal views | Access to beach

About 4.48 acres in all



The property

Surprisingly unlisted, Cartref is an imposing detached red brick family home offering nearly 7,100 sq ft of light-filled, flexible accommodation arranged over two floors with cellars and extensive attic. The property has been thoughtfully designed to combine generously proportioned rooms and modern amenities with period charm. Retained features include crenellated detailing, a turret, mullioned and sash windows, high ceilings, and original fireplaces.

Configured to provide an exceptional family and entertaining space, the accommodation flows from a warm and welcoming reception hall with useful storage and a cloakroom. A striking double-height part-panelled great hall features a vaulted beamed ceiling, full-height glazing, a part-glazed internal wall with mezzanine minstrels' gallery above, and an ornate fireplace with woodburner. A further reception room opens via French doors to the landscaped side garden, while the dining room includes a shelved study area, a feature fireplace with woodburner, and a door leading to a rear hall with courtyard access. The generous and beautifully designed kitchen/breakfast room is fitted with a range of wall and base units, including a large L-shaped central island with breakfast bar, an Aga and bespoke built-in seating. From the kitchen dining area, a door opens directly to the gardens. The ground floor also offers a bedroom with walk-in dressing area and contemporary en suite bathroom, a further bedroom with fitted storage, a modern shower room, and access to the integral garage. The property further benefits from extensive cellar rooms.

On the first floor the property provides a bright and elegant vaulted principal bedroom incorporating the turret and having fitted storage, with patio doors to a private balcony and a contemporary neighbouring bathroom together with two further bedrooms and a family shower room. The property also has two large attic rooms.

Outside

The property is approached via a sweeping, tree-lined tarmac driveway with a large turning circle featuring a fishpond, leading to a double garage situated to the rear. The surrounding gardens include extensive lawns, one of which slopes gently down to a shingle beach, along with multiple seating areas, a parterre garden overlooked by a wraparound verandah and covered dining space, a garden pond, a summerhouse with terrace, an all-weather tennis court, a detached 56 ft pool house, a rear courtyard, and paved terraces. The entire setting enjoys uninterrupted views over the Menai Strait.

Location

Cartref sits in the Anglesey Area of Outstanding Natural Beauty on the south-east corner of the island near to Beaumaris and enjoys magnificent views across the water and towards the Snowdonia Mountain Range beyond. Beaumaris has an eponymous castle and town centre amenities including boutique shopping, hotels, cafés, pubs and restaurants, and home to the Royal Anglesey Yacht Club. More extensive facilities, including a Waitrose, independent shops, restaurants, cafés and pubs, are available in Menai Bridge. Situated between the mountains and the sea, Bangor has the longest high street in Wales, with a mix of national chain stores and smaller independent local businesses. The island of Anglesey offers numerous beaches, and Snowdonia National Park's 25 miles of mountains, lakes and rivers give opportunities to enjoy the great outdoors. Local schools include St. Gerard's, St. David's College, Rhydal Penrhos, Ysgol Gynradd Llandegfan, Ysgol David Hughes, Ysgol Corn Hir and Ysgol Esceifiog.

The A545 (1.1 miles) links to the A55 expressway, giving access to major regional centres in both Wales and England, and to Llanfairpwllgwyngyll station (7.4 miles) with its services to Bangor and onward links to London; Holyhead offers regular ferry services to Ireland.







Directions

LL58 8RB

What3words - dries.annotated.rashers - brings you to the driveway

General Information

Tenure

Freehold

Services

Mains electricity, water and drainage. Oil fired central heating. Surface water drainage only, runs via culverts to the sea.

EPC rating

F

Offers over

£3,000,000

Local Authority

Isle of Anglesey County Council

Council Tax

Band H

Fixtures and Fittings

Only those items known as fixtures and fittings will be included in the sale. Certain items 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.

Mobile and Broadband Checker

Information can be found here

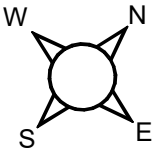
<https://checker.ofcom.org.uk/en-gb/>

Viewings

Strictly by appointment with the agent 01244 354880.



Floorplans for Cartref
Cartref internal area 7,059 sq ft (656 sq m)
Garage internal area 592 sq ft (55 sq m)



The position & size of doors, windows, appliances and other features are approximate only.
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Strutt & Parker London
43 Cadogan St, London SW3 2PR

+44 (0) 20 7591 2213
london@struttandparker.com
struttandparker.com

Strutt & Parker Cheshire and North Wales
The Coachworks, Northgate St, Chester, CH1 2EY

01244 354880
cheshire@struttandparker.com
struttandparker.com

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