

Cae Grugog, Lon St. Ffraid, Trearddur Bay,
Holyhead, Isle of Anglesey



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**5,670 sq ft (527 sq m) | Freehold
5 reception rooms | 6 bedrooms
4 bathrooms | Garden and Garage
Freehold | Village**

Guide price £1,800,000

An impressive Arts and Crafts house with six bedrooms and extensive gardens, in the coveted Trearddur Bay on Anglesey's Holy Island.

Cae Grugog is a substantial Grade II listed detached house with more than 5,500 sq ft of versatile accommodation, set in an enviable position in the heart of Trearddur Bay on Anglesey. The property is well presented throughout, with spacious and light-filled rooms complemented by a range of attractive period features.

The ground floor reception rooms include a dual-aspect drawing room with a feature fireplace and French doors opening onto the rear gardens, allowing plenty of natural light. There is also a useful study, a bright conservatory and an impressive indoor swimming pool, which opens via French doors to the outside bar. At the heart of the home is a semi-open-plan kitchen and dining/family room, with the kitchen fitted with Shaker-style cabinetry, an Aga and integrated appliances, together with a breakfast bar for informal dining.

Two staircases lead to the first-floor landing, off which are three generous double bedrooms. The principal bedroom includes a dressing area and en suite bathroom, while a further bedroom also benefits from an en suite. A family bathroom completes this level. The second floor provides three further bedrooms, an additional bathroom and a sitting room with kitchenette, offering the potential to use this level as a self-contained apartment.

The property is set back from the road beyond a gated entrance and at the end of a long driveway, with ample parking and access to integrated garaging and a detached garage block. The surrounding gardens include well-tended lawns, paved terraces for al fresco dining and established borders planted with shrubs and flowering perennials. A log cabin, summer house and outside bar provide further versatile spaces for recreation and entertaining.



Location

The property lies in the picturesque coastal village of Trearddur Bay, set on the western shores of Holy Island off the northwest coast of Anglesey, within the Anglesey Area of Outstanding Natural Beauty. The village has one of Anglesey's premier Blue Flag beaches, a sailing club, a handful of local shops and a convenience store, along with cafés, restaurants and the 18-hole Holyhead Golf Club on the edge of the village. The Porth Diana Nature Reserve, home to the rare Spotted Rock Rose, lies just to the south, with the Anglesey Coastal Path accessible on the doorstep.

The port town of Holyhead, approximately two miles to the north, provides a broader range of everyday amenities including supermarkets, a retail park and secondary schooling at Holyhead High School. Holyhead station offers mainline rail services to London Euston, while the A55 expressway provides swift road connections across Anglesey and into North Wales.

Postcode region: LL65

General

Local Authority: Isle of Anglesey
Services: Mains gas, water, drainage and electricity. EV car charging point.
Council Tax: Band H
EPC Rating: Rating C
Fixtures and Fittings: All fixtures and fittings are excluded from the sale. The contents are available by separate negotiation.
Wayleaves, rights of way and easements: The property will be sold subject to the benefit of all wayleaves, easements and rights of way, whether mentioned in these particulars or not.
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>



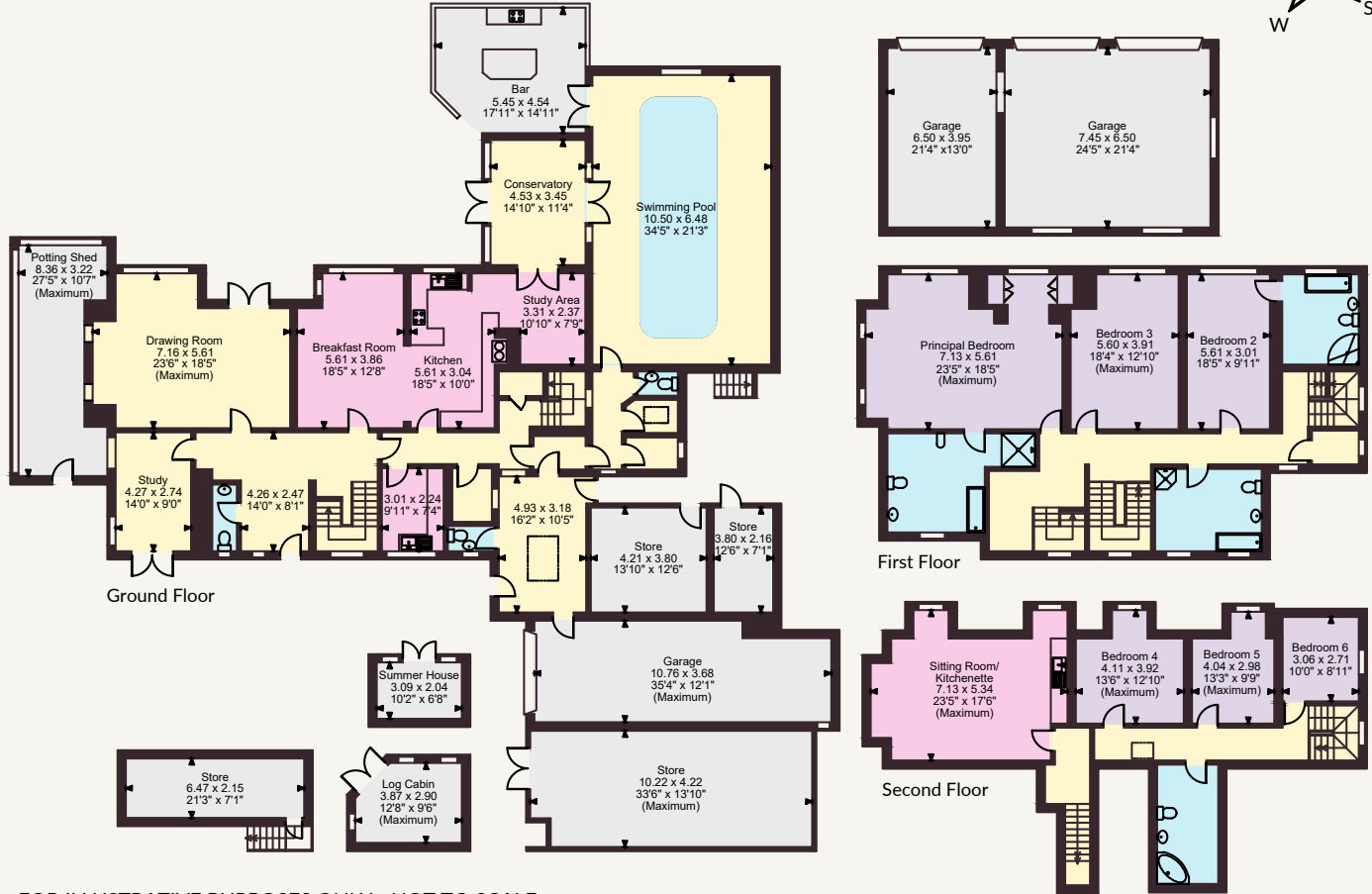
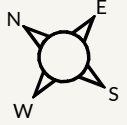
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Main House internal area 5,670 sq ft (527 sq m)

Garage internal area 819 sq ft (76 sq m)

Outbuilding internal area 2,025 sq ft (188 sq m)

Total internal area 8,514 sq ft (791 sq m)



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

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