



YNYS Y BIG  
Glyngarth | Menai Bridge | LL59 5NP

FINE & COUNTRY



# Ynys Y Big

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Ynys Y Big is a striking detached residence that stands in an elevated position on approximately 4 acres of beautiful garden and mature woodland on the banks of the Menai Strait. Facing southeast, the dwelling enjoys outstanding views across the water towards Snowdonia, arguably some of the finest views to be found in this part of North Wales.



The property was built in the 1930s, with the nautical enthusiast very much in mind and in proximity to a previously constructed harbour. This harbour has a depth of around 3 metres at high tide and is sheltered by a stone quay, extending to about 60 metres in length. To shoreward lie a slipway, a large boathouse, spar shed and small tool store. The boathouse has a heavy duty, hand-cracked winch to launch and retrieve boats from the harbour.

Additionally, there is a private wooded island, of about three quarters of an acre that supports a wide variety of bird life and has been designated a site of special scientific interest. The island was previously reached by a wooden footbridge and is still accessible on foot, at low tide.







Over the years, the dwelling has been sympathetically extended and modernised retaining much of its original character. The accommodation has oil fired central heating, delivered through Myson thermostatically controlled fan assisted radiators and high quality pre-treated timber framed double glazing, giving a light and airy feel throughout much of the abode.

The property comprises: entrance hall, a sizeable lounge with three large, domed picture windows and a powerful multi fuel burner, equally sizeable sitting and dining rooms, an impressive uPVC double glazed conservatory, a spacious fully fitted bespoke kitchen and a utility room. Two family bathrooms together with four double bedrooms, of which the master bedroom has its own en suite bathroom, complete the accommodation.

*step inside*



















The residence is approached through a gated entrance onto a winding driveway, leading to a large forecourt providing ample off road parking and general access to the property including a double garage with rear storage area.





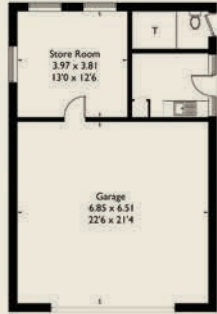
The lawned garden, which cascades gently down to the banks of the strait, is complemented by a decorative rear terrace extending from the dwelling and charming pathways travelling through the garden, revealing delightful seating areas, a stream and eye catching pond, as well as a walled promontory that provides a wonderful spot for picnicking and observing the passing boats along the Menai Strait. The entire estate, which in addition to the beguiling woodland, is enriched by a deeply colourful and exotic profusion of perennial plants, shrubs, floral borders, bushes and hedgerow, together with a diverse range of majestic trees that are all liberally dispersed throughout the grounds, as well as gracing the perimeter boundaries, bestowing the property with near total privacy and a most alluring atmosphere.



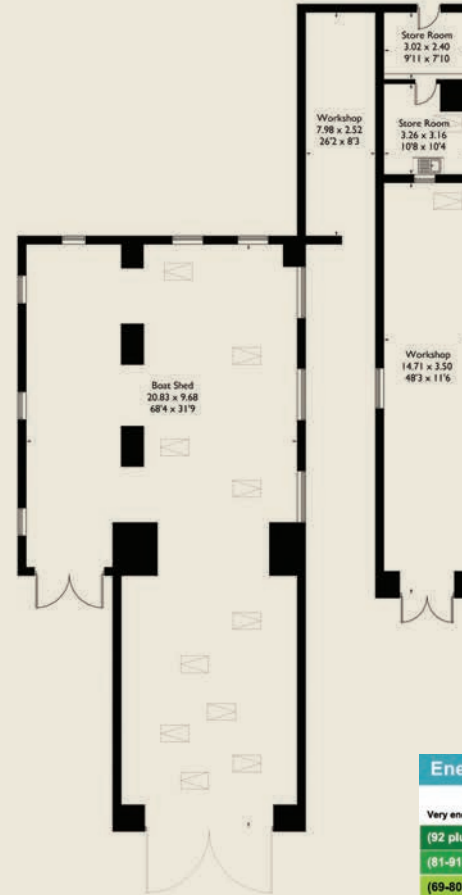
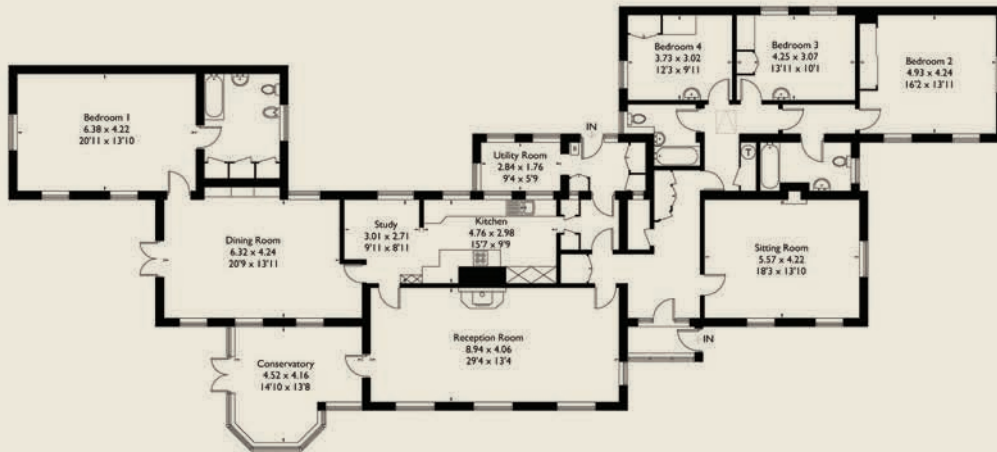




Approximate Gross Internal Area = 281.2 sq m / 3027 sq ft  
 Garage / Store Rooms = 89.9 sq m / 968 sq ft  
 Workshops = 64.6 sq m / 695 sq ft  
 Boat Shed = 169.6 sq m / 1826 sq ft  
 Total = 605.3 sq m / 6515 sq ft



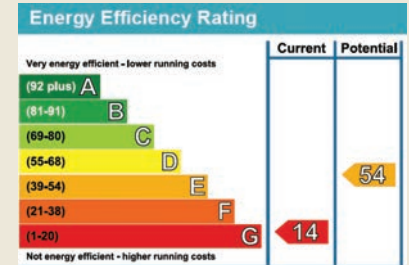
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(Not Shown in Actual Location / Orientation)

FLOORPLANZ © 2015 0845 6344080 Ref: 145875

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



Agents notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 28.08.2015

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Ynys Y Big, which stands in an idyllic setting on the banks of the Menai Strait in a most picturesque area of Anglesey, lies close to the renowned town of Menai Bridge and is opportunely placed for the many towns, beautiful bays, sandy beaches and rural attractions to be found across the island. Easy access is enabled via the A55 expressway, which is approximately 2 miles from the property, allowing rapid commuting throughout the island, to the mainland, passing by the acclaimed University City of Bangor and onwards to Chester ultimately linking up with the UK motorway network.

The nearby towns of Menai Bridge, Beaumaris and Llangefni along with their neighbouring communities ensure that with a wide range of shops, services and recreational facilities, your essential needs are well catered for. Furthermore, the mountains of Snowdonia are only a half hour drive away, as is the port town of Holyhead offering a high speed ferry service taking you into the centre of Dublin in under two hours.



*location*











Striking Detached Residence

Idyllic Coastal Location

Outstanding Views to the Snowdonia Mountain Range

Own Tidal Harbour and Private Island (Site of Special Scientific Interest)

Beautiful Grounds and Mature Woodland

Oil Fired Central Heating and High Quality Double Glazing Throughout

Sizeable Lounge, Conservatory, Sitting & Dining Rooms

Bespoke Fitted Kitchen and Utility Room

Four Double Bedrooms (One En Suite) and Two Family Bathrooms

Very Ample Off Road Parking and Large Double Garage with Storage Facilities

#### Directions

From Menai Bridge, follow the A545 towards Beaumaris. Continue on this route passing the turning signposted for Llandegfan on the left. Carry on for about another 500 yards and you will see two side by side entrances on your right hand side. Take the left hand entrance where you will find Ynys Y Big.



*Viewing arrangements strictly via the vendors' sole agents*

*Fine & Country on 01248 711999*







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