



Wern, Pentraeth Road, Menai Bridge, LL59 5RR

Wern is an impressive period property, occupying a private position on the South East side of Anglesey and accessed via a long driveway. The property sits comfortably within its plot, with lawned gardens, tennis court and surrounding buildings with breathtaking mountain views. The property provides spacious accommodation over three floors. Within the grounds are 3 holiday cottages which have been recently converted and offer an additional income source. The property in total extends to some 14 acres of prime agricultural land with an option to purchase up to an additional 56 acres.

- **Three Holiday Cottages**
- **Impressive Period Property**
- **Approx 70 acres**

Offers In The Region Of £1,700,000

Description

The house is constructed of stone with painted rendered elevations under a slate roof. The front door opens into an entrance porch and to the welcoming entrance hallway beyond. The dining room has an open fireplace and french doors opening to a paved terrace. The lounge is a beautifully balanced room with an impressive marble fireplace.

The lounge also opens into the kitchen/sitting area with a traditional farmhouse kitchen and open beamed ceilings throughout display the traditional character of the property. The downstairs accommodation is further complimented by a study, cloakroom and utility room.

The first floor is accessed by two staircases with the main staircase probably being Georgian with fine spindles and an elegant polished hand rail. At first floor level the accommodation is as comprehensive with 5 bedrooms, 1 en-suite and 2 bathrooms. The bedrooms are all well proportioned and enjoy plenty of natural light. With the second floor accommodating a well proportioned bedroom with storage room and a further loft room.

The property is accompanied by a

terrace of 3 cottages which have recently been converted to provide holiday accommodation. Mulberry Cottage is a 3 bedroom property with Partridge Cottage and Teal Cottage being two bedroom cottages. The cottages have been renovated to a very high standard and are currently let as holiday cottages providing an additional income.

Location

Tucked into the undulating countryside surrounded by mature trees to the South East of the beautiful Isle of Anglesey. The house has breathtaking views towards the Snowdonia Mountain Range. Wern Is close to an excellent range of amenities within the popular towns of Menai Bridge and Beaumaris. The latter is a World Heritage Site with Castle and colourful houses surrounding a pretty natural harbour.

Anglesey is renowned for its spectacular coastline with beautiful unspoilt beaches, stunning walks along the coastal path above sea cliffs and secluded bays. The A55 expressway from Chester has made Anglesey easily accessible from Liverpool and Manchester, both of which have international airports. There are primary and secondary schools in Menai Bridge and along with a number of independent schools. Wern Farm is a charming residential and amenity farm.



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Communications

The area benefits from excellent road communication being less than a mile from the A55 expressway facilitating fast access across the North West Coast to Cheshire and linking with the national motorway networks. For travel further afield there is a direct inner city rail service from Bangor to London via Chester and Crewe, and Liverpool and Manchester are both served with international airports.

Outside

The house stands within beautiful gardens and grounds with sweeping lawns to a ha-ha to the front of the house.

Outbuildings

Wern Farm has an exceptional range of traditional period stone outbuildings which have further potential for conversion for a number of uses including holiday use, business use or commercial use (subject to the necessary planning permission). Behind the traditional building is a substantial portal framed outbuilding currently having stables in part.

Land

The land as a whole extends to approx 70 acres, with approximately 48 acres being prime agricultural land which can be used as arable or pasture land. The land is well drained with a mains water

supply to various enclosures. The farm is accompanied by a number of mature trees and a spruce and larch plantation.

Rights of Way & Easements

The property is offered for sale subject to and with the benefit of all rights, either public or private, wayleaves, easements or other rights, whether specifically referred to or not.

Services

Mains electricity, private water and drainage. No services, appliances or central heating (if any) have been tested by Morgan Evans and Company Limited.

Council Tax

We understand from our verbal enquiries to the local authority that the property is in Band "G" and the amount payable for 2020/2021 is approx £2,771.10.

Tenure

We have been informed by the vendor (the seller), this property is FREEHOLD with vacant possession upon completion of the sale. Once the vendors solicitors are instructed, (normally when a sale has been agreed). The tenant of the land has a right to take the crop until end of June 2021.

Viewing

Contact the agents - STRICTLY by appointment only.

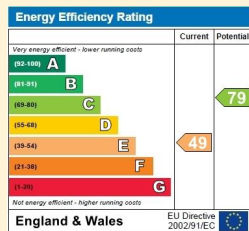


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 LANDMARK INFORMATION

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 License number 100023112.
 Plot01 Scale: 1:5000. Paper size: A3



We strive to make property particulars as accurate as possible, interested parties should make their own investigations before finalising their offer to purchase. We have not tested any appliances, equipment, fixtures, fittings or services and cannot verify their working order. Solicitors should confirm that moveable items described in sales particulars are, in fact, included in the sale. Measurements used in this brochure may be approximate. If intending purchasers need accurate measurements, we recommend a final inspection prior to exchange of contracts. Where plans appear, please note that they are for identification purposes only and may not be to scale.



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