

DURBAN HOUSE

TREARDDUR BAY, ANGLESEY



JACKSON-STOPS

DURBAN HOUSE TREARDDUR BAY, ANGLESEY

TOTAL APPROX. GROSS INTERNAL AREA: 3010 SQ FT / 279.65 SQ M

A SPACIOUS AND HIGHLY ADAPTABLE
PERIOD HOUSE WITH ANNEXE, OCCUPYING
A STUNNING LOCATION IN THE CENTRE
OF THE VILLAGE AND WITH FAR REACHING
VIEWS ACROSS THE BEACH AND OUT TO SEA



DISTANCES

A55 2 MILES

HOLYHEAD 2 MILES

BANGOR 27 MILES

CHESTER 85 MILES

(DISTANCES APPROXIMATE)

DURBAN HOUSE

- Porch and Staircase Hall; Utility with Shower Room; Fitted Kitchen with open plan Dining and Sitting Rooms; First Floor Lounge; Three Double Bedrooms; Bathroom; Two Second Floor Double Bedrooms; Bathroom with Large Airing cupboard.

DURBAN COTTAGE

- Two Ground Floor Bedrooms (one Double, one Single); Bathroom; First Floor Kitchen with open plan Sitting Room and Balcony off.

OUTSIDE

- Extensive Parking and Lawns; Courtyard with two Stores. In all, approximately 1/4 of an acre.





DESCRIPTION

Durban House occupies a prime position in the centre of Trearddur Bay, adjoining sand dunes and overlooking the village's main beach. The building dates from the early 1900s, and has white painted roughcast rendered elevations beneath a slate roof with lovely large windows typical of that building period. It appears to have been extended at first floor level, possibly in the 70's creating extra living space where once there may have been a balcony. The accommodation is now beautifully proportioned and ideally suited to family living be that as a permanent dwelling or for use as a second home. In addition is Durban Cottage, an attached self-contained annexe originally designed as holiday accommodation and which has been used over the years in conjunction with the main house and has occasionally been let. Indeed, the property in its entirety is extremely adaptable, and offers scope for owner occupation or for letting purposes be that in whole or part,

from which a healthy income could be derived. There is also scope for further improvement/development should anyone be inclined to build garaging and/or boat storage, subject to the availability of planning permission. Indeed, such consent was previously obtained but which has lapsed.

Both Durban House and Cottage are served by mains gas and are centrally heated, each with dedicated gas boilers which were replaced in 2024 and 2023 respectively. Whilst the original front door is at the side elevation, the main entrance is now on the seaward side of the building and opens into the ground floor reception room. A lovely room with timber floor and corner fireplace, high ceilings and a wide arch opening directly into the dining room which also has a decorative fireplace and both having deep bay windows. Beyond is the kitchen, and the entire area makes for a fantastic everyday living space. The kitchen includes a range of wall

and floor units with cupboards and drawers, one of which accommodates the boiler, a recently fitted Belling range cooker with double oven, grill and series of induction hobs above, and sink overlooking the courtyard. A staircase hall provides access to a large utility with plenty of storage and access to the rear courtyard, along with a useful ground floor shower room.

At first and second floor levels the living space is as extensive, the first floor being accessed off a galleried landing. The sitting room is a fantastic room with wide picture windows providing for a magnificent panoramic outlook across the bay and out to sea. It links with the main bedroom which also has a similar aspect. There are four further double bedrooms (one being a small double) and two well fitted bathrooms, together with a second floor store room which accommodates the pressurized cylinder tank.





Durban Cottage is attached to the south easterly side of the main house and also accessed via the seaward elevation. It provides ideal ancillary living space for extended family or dependent relative, or could be used as a short term holiday let. The ground floor comprises two bedrooms and a fully fitted bathroom, and at first floor is the main living area with kitchen units, cooker and sink, and plenty of space for table and chairs and sofa, with door to a balcony from which are views across Trearddur Bay.

LOCATION

Durban House occupies a prominent and highly sought after location in Trearddur Bay, with direct frontage to the sand dunes which in turn lead onto the promenade and the main beach. Indeed, the immediate position of Durban House is of particular significance as it enjoys wonderful south west facing views across the bay and coastline, and is a 'stones throw' to the beach, yet is only a short distance from all of Trearddur Bay's amenities, the numerous sandy beaches in Trearddur Bay and lovely walks, the TBSC Dinghy Park, and a selection of pubs and restaurants.







The village provides local services including a Spar, Post Office, and restaurants including the The Stores, Seacroft, Sea Shanty and Ocean's Edge, all of which are within walking distance. Holyhead is 3 miles away with a retail park including several supermarkets and department stores. On the recreational front the island is known for its scenic coastline and numerous sandy beaches. There is excellent walking both in land and along the Anglesey coastal path, marina at Holyhead and several golf courses within close proximity. There is also windsurfing and kitesurfing at nearby Rhosneigr and Newborough.

COMMUNICATIONS

Durban House benefits from excellent road communications being within 2 miles of the A55 Expressway facilitating easy access across Anglesey and the North Wales coast to Cheshire and linking with the national motorway network. To travel further afield there is a direct rail service from Holyhead to London Euston and a daily ferry service to Dun Laoghaire.



OUTSIDE

The property is approached off Lon St Ffraid via a drive over which it has the benefit of access rights, to an extensive parking area to the side and north of the house where there is also an enclosed courtyard and pair of garden stores. There is ample space between the stone wall boundary and the house to erect garaging and/or boat store without adversely impacting on parking which is suitable for numerous vehicles and/or boats. On the seaward and south westerly side of the house is a wide lawn which benefits from the sun throughout the day, also with stone wall surround and a pedestrian gate which leads out onto the sand dunes.



View from sand dunes in front of house

DIRECTIONS

To reach the property from Holyhead proceed into the village and having passed the turning for Lon Isallt, the drive for Durban House will be seen on the right hand side in about 50 yards, just before The Stores.

what3words: <https://w3w.co/fury.encourage.procured>

PROPERTY INFORMATION

Address: Durban House, Lon St Ffraid, Trearddur Bay, Holyhead, Anglesey, LL65 2YR

Covenants: There are covenants in relation to no trade or business, and number of dwellings.

Services: Mains electricity, gas, water and drainage. Broadband connection available.

Local Authority: Ynys Mon County Council -
Tel: 01248 750057

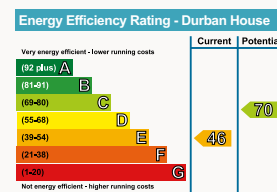
Council Tax:

Durban House: Band F

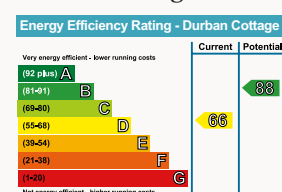
Durban Cottage: Band A

Viewing: Only by appointment with Jackson-Stops Chester office.

Durban House EPC:



Durban Cottage EPC:





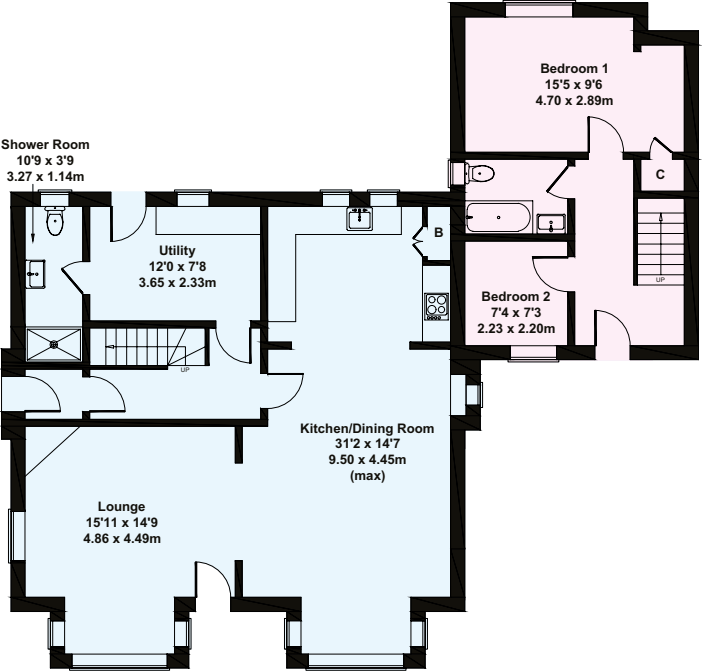
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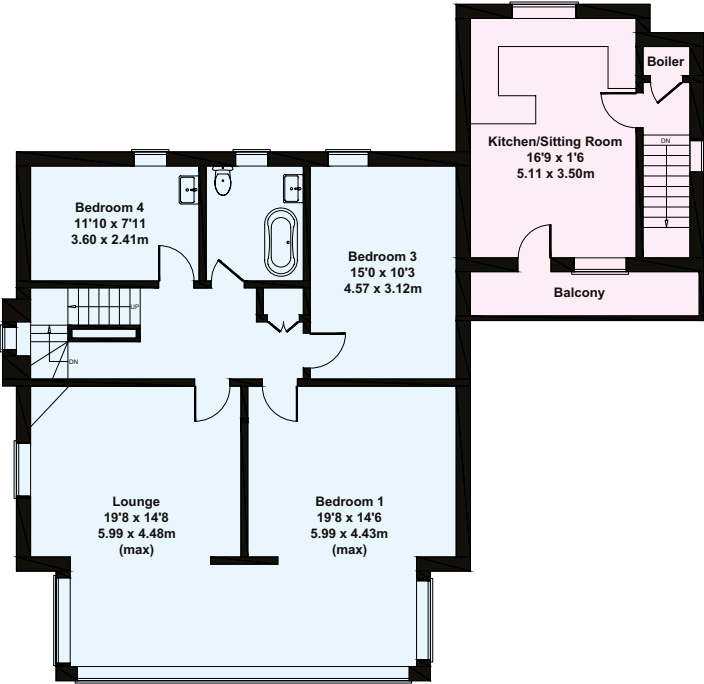
APPROXIMATE GROSS INTERNAL AREA:

- DURBAN HOUSE = 2412 SQ FT / 224.10 SQ M
- DURBAN COTTAGE = 598 SQ FT / 55.55 SQ M
- TOTAL = 3010 SQ FT / 279.65 SQ M

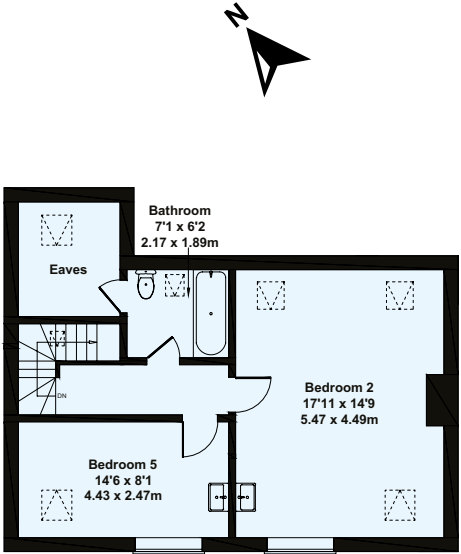
Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy, however all measurements are approximate. This floor plan is for illustrative purposes only and is not to scale.



Ground Floor



First Floor



Second Floor

Important Notice 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.



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