

TAN Y COED

GLYNGARTH, MENAI BRIDGE ANGLESEY



JACKSON-STOPS

**TAN Y COED, GLYNGARTH,
MENAI BRIDGE, ANGLESEY, LL59 5PD**

TOTAL APPROX. GROSS INTERNAL AREA: 6686 SQ FT / 621.20 SQ M

A SPECTACULAR COASTAL PROPERTY
COMPRISING AN IMPRESSIVE PRINCIPAL
DWELLING AND SELF CONTAINED
APARTMENT, OCCUPYING A WONDERFUL
LOCATION FRONTING THE MENAI STRAIT
AND WITH MAGNIFICENT VIEWS



ACCOMMODATION IN BRIEF

- Porch entrance with downstairs loo; Reception Hall; Drawing Room; Dining Room; Sitting Room; Kitchen/Breakfast Room; Utility; Pantry; Cloakroom with Shower Room.
- Master Suite comprising Double Bedroom and En-suite Bathroom; 5 Further Double Bedrooms; Single Bedroom 7; 2 Bath/Shower Rooms.
- Self contained apartment comprising: Entrance Hall; Sitting Room with Balcony; Kitchen; 2 Double Bedrooms; Bathroom; Separate Cloakroom.
- Integral Garage; Lawn, Terraces and Parking; Steps to decked area with 'Boathouse annexe'; Direct access to foreshore to the Menai Strait.







LOCATION

Tan y Coed occupies a wonderful location on the east coast of Anglesey, set in Glyngarth overlooking the Menai Strait and Snowdonia, which is widely regarded as one of the most sought after areas in Anglesey where properties of this stature are rarely offered for sale. Indeed, Tan y Coed is spectacularly situated on the headland, and has wonderful views across the water to Bangor Pier and the mountains, as well as having direct access to the beach and water at high tide.

The property is situated approximately half way between Menai Bridge and Beaumaris, both of which offer a range of local services for everyday needs including shops, pubs, restaurants, doctors and dentists surgeries and schools. Beaumaris has particularly attractive architecture and is also home to the Royal Anglesey Yacht Club.

Schooling is well provided for with primary schools in Menai Bridge, Llandegfan and Beaumaris, secondary schools in Menai Bridge and Bangor, and independent schooling at Trefos near Pentraeth and Rydal at Colwyn Bay, as well as the King's and Queen's in Chester.

On the recreational front the waters around Anglesey and North Wales generally are renowned as a popular boating



and sailing destination, and there are marinas at Bangor, Caernarfon, Holyhead, Deganwy and Conwy as well as moorings available in the Menai Strait immediately opposite Tan y Coed, at Beaumaris and Menai Bridge. There are several golf courses on the island, including at Henllys, and excellent walking in Snowdonia and around the Anglesey Coastal Path. The island is well known for its scenic coastline with numerous sandy beaches many of which are within a short distance from Tan y Coed.

COMMUNICATIONS

Tan y Coed is well placed for travel being within approximately 5 miles from the A55 expressway which provides fast access across the North Wales coast to Cheshire and links with the national motorway network. For travel further afield there is an inter-city rail service from Bangor to London Euston via Crewe and a daily ferry service from Holyhead to Dun Laoghaire. There are international airports in both Liverpool and Manchester and private airfields at Caernarfon and Hawarden close to Chester.

DESCRIPTION

Tan y Coed is a spectacular period property, occupying one of the finest coastal locations in Anglesey overlooking the Menai Strait. Indeed, seldom do properties in such positions come to the market, and so the opportunity to acquire such a special home and location is extremely rare. Built on the headland and into the hill to take full advantage of the elevated site, Tan y Coed faces south east with the majority of the rooms enjoying a lovely open aspect across the water to Snowdonia, and with panoramic views, north towards Llandudno and The Great Orme and south towards the Menai Suspension Bridge.

The property has roughcast rendered elevations beneath a slate roof, and dates back from the 1800's. It has an impressive front façade and is grand in its stature and appearance, providing spacious accommodation suitable for use as a permanent residence and second home. It has also been used as a short term holiday let by the present owners. In addition to the main house is The Penthouse, an independent dwelling, which, too,





provides beautiful accommodation and enjoys arguably the finest views from the property given the elevation, views which rather support its name.

The interior of Tan y Coed is equally impressive as its external appearance, with tremendous character throughout, including beautifully proportioned reception rooms with high ceilings, large period windows bringing in tremendous natural light, decorative fireplaces, parquet floors, and a wonderful reception hall with turned staircase rising to a galleried landing. The three reception rooms are across the south elevation all enjoying the views and with direct access to the lawn garden and stone terrace. The drawing room has a large bay window and fireplace with woodburner. Beyond is the former dining room, now a snooker room, also with fireplace and French windows to outside, and also there is a more cosy sitting room further along. The kitchen is at the far end of the house with plenty of storage space, a Belling range, and spacious larder with old slate shelving. There is also a utility room with access to outside.

The first floor is approached by a beautiful staircase to a wide galleried landing. The master bedroom is a large, stunning room with intricately detailed fireplace and huge windows including a bay to take full advantage of the views. This bedroom has an en-suite bathroom. There are 6 further





The Penthouse



The Penthouse

double bedrooms, all looking over the Menai Strait towards the mountains and either with fitted wardrobes or plenty of space for free standing furniture. At the far end of the building there are separate bath and shower rooms, and a large linen cupboard providing more storage, together with a further smaller room, presently used as a single bedroom.

THE PENTHOUSE

The Penthouse is situated at road level and was originally part of the main living accommodation accessed from the first floor of Tan y Coed. It is now independently accessed and provides spacious and well appointed living space, suitable as permanent occupancy, or on a temporary basis. It has been let for many years, which remains the case. There is a lovely light sitting room with fireplace, and sliding doors to a balcony from which the views are panoramic and arguably the most impressive from the property. There are two double bedrooms, well fitted bathroom, and kitchen with plenty of storage and aspect towards the Strait.



The Penthouse



The Penthouse



The Penthouse

OUTSIDE

The property is approached via a tarmacadamed drive to a parking area beside the house with space for several vehicles and set down below the level of the road. A gate leads through in front of the house to a lovely lawned and stone flagged garden with railings framing the incredible views across the water. This area can be accessed directly from all three reception rooms. Beyond is a gate leading to a path and steps which provide access up to road level. There is also a garden store and boiler room housing a Worcester oil boiler.

Steps lead down from the house and parking to a decked area with 'boathouse', a detached single storey building which provides great ancillary accommodation with under floor heating and has a bath, W.C. kitchen units, woodburner and also space for a sofa bed. It would make an ideal office for anyone wishing to work from home. There is also a scissor lift which accesses this area and the garden at house level.

A further flight of steps leads down to the foreshore where there is a decked landing stage that was built in the 1970's by the owner of Tan y Coed and has been used by the property ever since. (Please note that the beach is not included in the title.) There are davits and plenty of space for tying up boats alongside the sea wall.



The Penthouse



The Penthouse

At road level there is an integral single garage with inspection pit and also parking for 2-3 vehicles beside The Penthouse. The garage can be accessed via the landing within Tan y Coed.

PROPERTY INFORMATION

Address: Tan y Coed, Glyngarth, Menai Bridge, Anglesey, LL59 5PD.

what3words: ///puncture.upstairs.banana

Services: Oil central heating, Mains electricity and water. Private drainage (Treatment plant installed in 2022).

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

Council Tax: Tan y Coed Band H, The Penthouse Band D.

Rights of Way: The neighbouring property has access rights over the initial part of the drive.

Covenants: There are historic covenants restricting use of the property to a private dwelling house or houses, and relating to any additional structures erected on the property.

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

Directions: To reach the property from Menai Bridge proceed out of the town on the Cadnant Road heading towards Beaumaris. Having gone over the Cadnant, continue for approximately 1.2 miles where the entrance for Tan y Coed will be seen on the right hand side.



The Boathouse



The Boathouse

TAN Y COED

APPROXIMATE GROSS INTERNAL AREA:

HOUSE = 5234 SQ FT / 486.30 SQ M

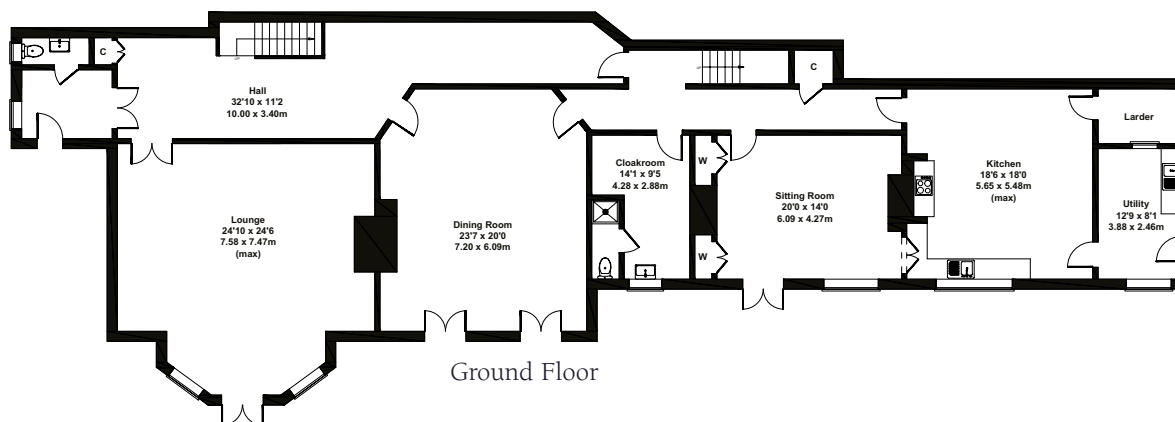
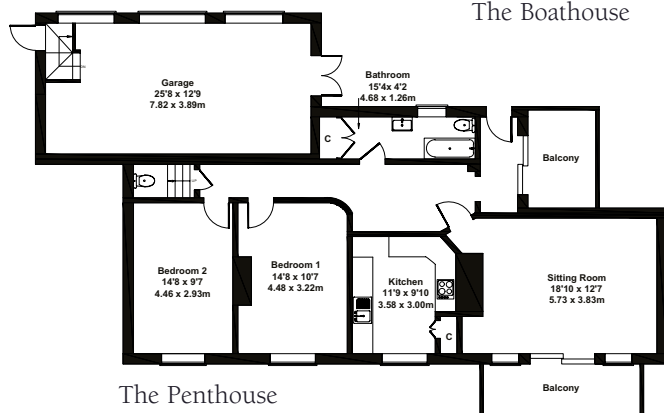
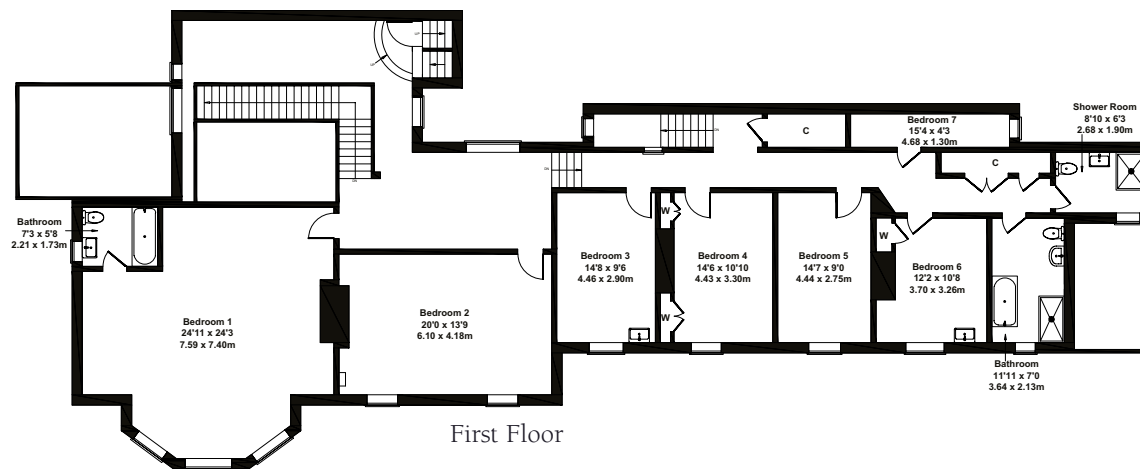
PENTHOUSE = 952 SQ FT / 88.42 SQ M

GARAGE = 327 SQ FT / 30.42 SQ M

THE BOATHOUSE = 173 SQ FT / 16.06 SQ M

TOTAL = 6686 SQ FT / 621.20 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.



Important Notice Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract. Brochure by wordperfectprint.com.



CHESTER

01244 328361

chester@jackson-stops.co.uk

jackson-stops.co.uk

