

PEN Y BONT BACH

RED WHARF BAY, ANGLESEY



JACKSON-STOPS

**PEN Y BONT BACH, RED WHARF BAY,
PENTRAETH, ANGLESEY, LL75 8PQ**

TOTAL APPROX. GROSS INTERNAL AREA: 1920 SQ FT / 178.39 SQ M

A SPECTACULAR COASTAL PROPERTY
OCCUPYING A WONDERFUL LOCATION
WITH STUNNING VIEWS ACROSS THE BAY
TO THE SEA



DISTANCES

MENAI BRIDGE 6 MILES

A55 6 MILES

CHESTER 68 MILES

LIVERPOOL 79 MILES

MANCHESTER 105 MILES

(DISTANCES APPROXIMATE)

ACCOMMODATION IN BRIEF

- Entrance Hall
- Fitted Kitchen with Dining area
- Sitting Room
- Utility
- Store
- Master Bedroom with Dressing Area and En-suite
Shower Room
- 3 Further Bedrooms; 2 Shower Rooms
- 2 Separate W.C's
- Boiler Room
- Lawned Gardens and Extensive Parking
- Timber Summerhouse





DESCRIPTION

Pen y Bont Bach is a charming coastal property which occupies a magnificent position overlooking Red Wharf Bay. Originally a much smaller cottage with outbuildings, the property has been carefully remodeled and extended in recent years by the present owner to provide a wonderful detached home, designed with modern everyday living in mind, and to take full advantage of the private and secluded site, along with the stunning aspect over the bay. The layout is spacious and highly adaptable, suitable for a variety of different uses, be that as a permanent home, second home or as an investment property for letting from which to derive an income.

The property has stone and part rendered elevations beneath a slate roof, and is relatively efficient to run following completion of the renovation works, having ground source under floor heating and double glazing. An attractive open fronted porch with two store rooms opens to the hall which in turn has access to the rear garden and terrace. There are 4 bedrooms served by 2 shower rooms, the master suite being particularly spacious and with dressing area. The main day to day living space is an open plan arrangement, with large kitchen/breakfast room with plenty of space for table and chairs and double aspect to the front and rear gardens. This has an arch opening into a lovely sitting room with vaulted ceiling, woodburner and also double aspect. The kitchen has an extensive range of wall and floor units with cupboards and drawers beneath polished granite surfaces. There is an electric range cooker, integrated dishwasher, and sink with mixer and fabulous views. There is also a useful utility off the kitchen providing further excellent storage.





HISTORY

The area has a rich history and is a wonderfully unspoilt part of Anglesey. Much of the surrounding land is owned by a long-standing country estate, and is an AONB, and the overall feel of the setting is one of tranquility and calm. The area also has links to some famous names, including the renowned artist, Kyffin Williams, who painted many Anglesey Landscapes including the historic stone bridge which one has to cross to access Pen y Bont Bach, and Maurice Wilks, the British engineer who designed the Land Rover Defender. He traced an outline in the sand at Red Wharf Bay in front of Pen y Bont Bach of what was to become one of the greatest of all vehicles, and such an iconic design. Wilks' family owned a property locally, and Red Wharf Bay has since been synonymous with the Land Rover history, which has held many events over the years to remember the design's roots.

LOCATION

Pen y Bont Bach occupies a spectacular and picturesque location towards the end of a no-through lane overlooking and with frontage to Red Wharf Bay. Situated in the southern corner of the bay the house enjoys a secluded immediate position with a fantastic aspect across the sands and water towards Red Wharf Bay itself and out to sea. Indeed, seldom do properties enjoy such a peaceful setting with direct access from the garden to the foreshore which provides superb walking at low water and opportunities for sailing, fishing, and general marine activities at high water.

On the recreational front Anglesey is renowned for its scenic coastline with numerous sandy beaches, and miles of walking inland and along the coastal path. For those interested in sailing and boating the waters around Anglesey provide impressive cruising with its interesting coastline, and there



are several sailing clubs on the island notably the Royal Anglesey Yacht Club in the popular town of Beaumaris (4 miles) and anchorage at Holyhead and marina at Deganwy on the mainland. There are a number of golf courses and shoots nearby, motor racing at Ty Croes and riding stables at Tal-y-Foel.

A comprehensive range of services is available in Beaumaris and Menai Bridge with a selection of pubs, restaurants, shops and hotels, with supermarkets available on the edge of Bangor and Waitrose in Menai Bridge. Closer to Pen y Bont Bach there is an excellent convenience store at Pentraeth, and a short walk across the bay at low tide is a choice of pubs and bistros at Red Wharf Bay, notably The Ship, which has a recently refurbished 'Land Rover Room', The Tavern on the Bay and The Boathouse. Benllech is also only a few miles away with supermarkets, pubs, restaurants, doctors and dentists.

COMMUNICATIONS

The area benefits from excellent road communications being approximately 6 miles from the A55 expressway facilitating access across the North Wales coast to Cheshire and linking with the national motorway network. For travel further afield there is a direct Inter-City rail service from Bangor to London Euston via Chester and Crewe, and Liverpool and Manchester are served with international airports.

OUTSIDE

Pen y Bont Bach is approached via a private drive from towards the end of a no through lane which culminates beside the beach. The drive, the first part of which, is also used by two neighbouring properties, extends to the house and a parking area. The main garden is to the rear and south of the building, enjoying plenty of natural light and from which there are lovely views inland up across fields which rise gradually. Accessed directly from the bungalow is a stone flagged terrace which provides a lovely, sheltered outdoor seating and entertaining area. There is a timber summerhouse, and attached to the side of the building is the boiler/plant room.

PROPERTY INFORMATION

Address: Pen y Bont Bach, Red Wharf Bay, Pentraeth, Anglesey, LL75 8PQ

what3words: <https://w3w.co/statement.swift.hems>

Services: Mains water and electricity. Private drainage. Ground Source heating. Broadband connection available.

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

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

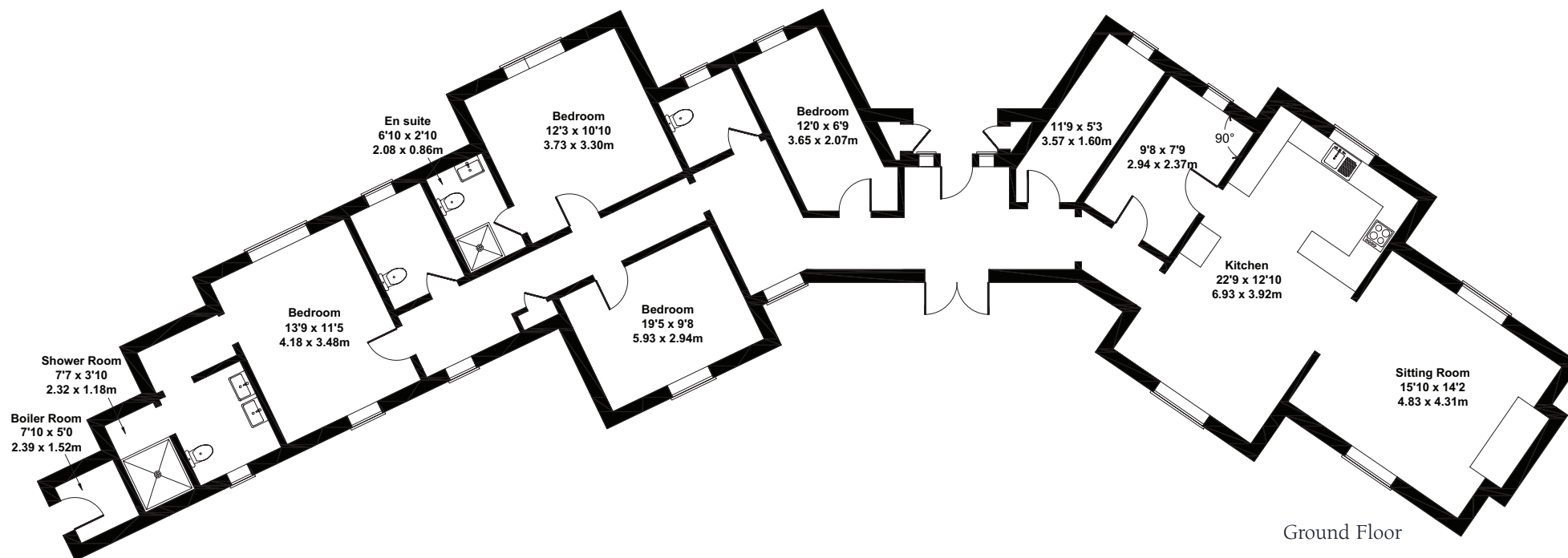




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Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy, however all measurements are approximate. This floor plan is for illustrative purposes only and is not to scale.



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