



Bettws Farm Llanbadrig, Cemaes LL67 0NA
Freehold Detached
£475,000

- Very Well-Appointed Former Farmhouse Having Been Completely Renovated And Restored Whilst Retaining Many Of Its Original Rustic Farmhouse Features
- 4 Bedrooms/2 Bathrooms/2 Receptions
- New Kitchen & 2 Bathrooms, New Internal Solid Oak Doors & Engineered Oak Flooring. Re-Wired Throughout, And All Internal Walls Dry Lined And Re Plastered
- Property Is Set Within Just Under 3/4 Acre That Includes Ample Off-Road Parking
- Lawned Gardens, Patios and Entertaining Areas Together With A Paddock With Its Own Gated Access.
- Boasts Stunning 360 Degree Countryside Views Together With Distant Snowdonia Mountain Views
- Council Tax Band D £1968.12 2024/2025; EPC E; Broadband Up To 437 Mbps
- Services Mains Electric, Mains Water, Septic Tank Drains Central Heating LPG Gas Fired

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Property Summary

A Very Well-Appointed Former Farmhouse Having Been Completely Renovated And Restored Whilst Retaining Many Of Its Original Rustic Farmhouse Features Combined With A Modern Contemporary Feel Throughout. Located In The Parish Of Llanbadrig, Close To The Coastal Harbour Of Cemaes Bay. Bettws Farmhouse Has Undergone Extensions And A Comprehensive Programme Of Modernisation Throughout To Include A New Kitchen & 2 Bathrooms, New Internal Solid Oak Doors & Engineered Oak Flooring. Re-Wired Throughout, And All Internal Walls Dry Lined And Re Plastered And The Majority Of Windows Replaced. The Property Is Set Back From The Main Road Down A Farm Track Behind A Paddock With Its Own Gated Access

Within Just Under 3/4 Acre That Includes Ample Off-Road Parking, Lawned Gardens, Patios and Entertaining Areas, Bettws Farmhouse Boasts Stunning 360 Degree Countryside Views Together With Distant Snowdonia Mountain Views And Is Situated Some 1.5 Miles From The 18 Hole Golf Course Of Bull Bay And 2 Miles From The Market Town Of Amlwch Offering A Range Of Shopping Amenities. Access To The Anglesey Coastal Path and An Area of Outstanding Natural Beauty (AONB) Is A 10-Minute Walk Opposite The Property.

This 4-bedroom detached property benefits from LPG gas central heating and double glazing. Briefly comprises of a front door into an entrance vestibule with two windows to side aspect and an internal door leading into the living room with attractive inglenook style Anglesey stone fireplace with wood burning stove, engineered oak flooring, stairs to first floor with useful storage cupboard under; deep cilled windows to front and rear aspect. On the right, a door leads through into the dining room with engineered oak flooring, windows to front and rear aspect. From the dining room a square opening leads into the kitchen, which briefly comprises solid oak base and wall storage cupboards with complementary solid oak work surfaces, AEG appliances integrated double oven, induction hob with glass chimney style extractor over, integrated dishwasher, space for tall fridge freezer, engineered oak flooring, one and a half bowl sink with mixer tap, complementary tiled splash backs, windows to both front and side aspect. From the kitchen an oak door leads through into the utility room with further base and wall storage cupboards with complementary (sold) wood work surfaces, space for free standing washer and dryer, wall mounted Worcester gas central heating boiler, oak flooring, and loft access; a back door exits to side paths and gardens; a window to rear aspect and door off into a separate Wc briefly comprising contemporary suite with a back to the wall Wc, vanity sink with storage under and complementary shelving to sides, oak flooring and door to a useful linen storage cupboard.

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Continuing left off the living room is a door through into the ground floor bedroom 1 and en suite with French style doors leading out onto the side patio/entertaining area, window to rear aspect and door through into a contemporary en suite bathroom (briefly comprising corner shower cubicle with electric shower, back to the wall Wc, vanity sink base with storage cupboards under, chrome heated towel rail, complementary wall tiling along with ceramic tiled flooring and frosted window to front aspect.). Bedroom also has ladder loft access.

The first floor comprises a landing area with a slingsby style ladder to the loft area, window on stairwell boasting countryside views, leading off into an L shaped bedroom 2 with window to front aspect boasting stunning countryside and distant Snowdonia mountain views, bedroom 3 with window to rear aspect boasting countryside views, L shaped bedroom 4 with window to rear aspect boasting countryside views. Completing the accommodation is a spacious contemporary bathroom suite briefly comprising a free-standing bath with mixer tap, corner shower cubicle with mains shower, low flush Wc, cantilever sink, chrome heated towel rail, extractor fan, complementary wall tiling, ceramic tiled flooring and window to front aspect boasting stunning countryside and distant mountain views.

Externally

A track off the main road leads down to the entrance to the property with ranch style double timber gates leading to the front with ample off-road parking for several vehicles/motor home, /caravan/boat/trailer. Also at the front is a generous lawned garden area with matures hedge and bushes and a gravelled path leads to the front entrance. Flagged pathways run to both sides of the house with a flagged patio/entertaining area with a stone boundary wall and a door into a useful external storage room together with onward access into the ground floor bedroom en suite. A flagged pathway runs around the other side of the house with ranch style fencing bordering the boundary with onward access via the utility room. To the rear of the property is a generous lawned garden with ranch style posts and fencing and beyond the garden is a paddock which has separate gated access from the track leading to the property.

Location

Situated in a rural setting adjacent to the A5025 coastal road with stunning countryside views located in the Parish of Llanbadrig on the left-hand side approximately 2 miles or so before Cemaes Bay. The property is situated some 1.5 miles from the 18-hole Golf Course of Bull Bay and 4 miles from the market town of Amlwch offering a range of shopping amenities. The coastal village of Cemaes Bay offers some fine coastal walks much of which are owned by the National Trust.

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Agents Notes

The property is currently a retreat for the owners and a holiday let through Boltholes & Hideaways.

The property is of stone construction under a slate roof.
80 % of windows replaced with double glazing 2021.

Council Tax Band D £1968.12 2024/2025
Broadband Up To 437 Mbps

Exact Location

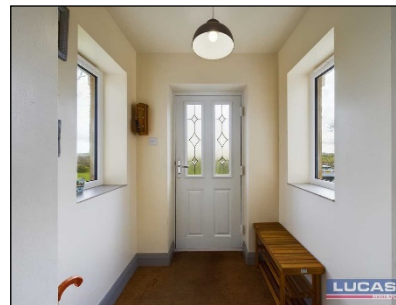
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<https://what3words.com/ways-to-use>

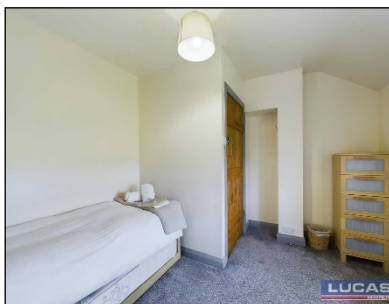
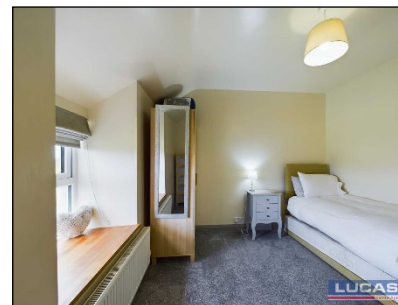
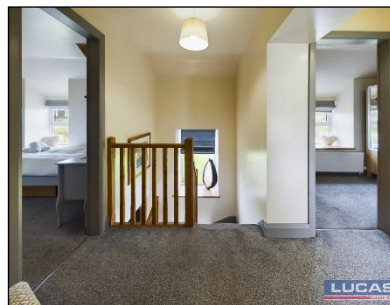
AGENTS NOTES: If you arrange a viewing of this property, you will receive a confirmation email in your inbox. Please make sure you check your 'spam' or 'junk' folder as it sometimes finds its way in there.

Note to Customers

Lucas Estate Agents recommend clients/customers to use the conveyancing services of Mackenzie Jones Solicitors. The client/customer will receive a free, no obligation conveyancing quote from Mackenzie Jones Solicitors, should the client/customer proceed to engage the services of Mackenzie Jones Solicitors, and a property transaction successfully completes, then Lucas Estate Agents will receive a referral fee of £120 inclusive of VAT.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		39	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

<https://find-energy-certificate.service.gov.uk/energy-certificate/0534-2220-0409-0157-3222>



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