



Swallow Court Trefor, Isle of Anglesey LL65 4TA
 Freehold Detached
 £625,000

- Stunning Barn Conversion Set In Approximately 9 Acres Located In Idyllic Rural Location In Centre Of Island
- 3 Bedrooms/2 Bathrooms/2 Receptions
- Several Outbuildings With Development Potential Subject To Usual Consents Together With Substantial Courtyard
- Under 8 miles To Coastal Resort Of Rhosneigr, 7 Miles To Llangefni, 6 Miles To Valley, A55 (2.5 miles)
- Mature Gardens with Natural Wildlife Pond
- Council Tax Band F £2811.90 0204/2025, Broadband Up To 48 Mbps
- Chain Free
- Services Mains Electric, Mains Water, Septic Tank Drains, Central Heating Air Source

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Property Summary

A Stunning Barn Conversion Having Been Creatively Formed From An Original Stone Dwelling And Outbuilding Offering A Combination Of Vaulted & Lower Rooms With Mixture Of Large And Smaller Windows Providing A Wealth Of Ever-Changing Vistas. Swallow Court Is Set Within Circa 9 Acres Of Which Approximately There Are 7.3 acres Of Agricultural Land. In Addition, The Outbuildings Could Offer Further Potential Development Opportunities (Subject To The Usual Consents) And, In Our Opinion, Would Complement The Site Tremendously Owing To The Proportions Of The Generous Courtyard Area. The Property Is Located In The Rural Hamlet Of Trefor Yet Only Some 2.5 Miles To The A55 Expressway With Links To Rhosneigr, Llangefni & Holyhead. Also Benefitting From No Onward Chain & Viewing Is Highly Recommended.

The accommodation which benefits from air source central heating and double glazing briefly comprises a spacious multi use entrance hallway/boot room/utility with angled windows overlooking the courtyard, plumbing for washer and sink, flagged flooring with part underfloor heating, recessed lighting, doors off into the large dining hallway and separate door into the kitchen/breakfast room briefly comprising base and wall storage cupboards with complementary worktops, stainless steel one and a half bowl sink unit with single drainer and mixer tap, integrated dishwasher, space for fridge/freezer, built-in electric oven and four ring ceramic hob with glass chimney style extractor hood above, complementary tiled splash back, vaulted ceiling with recessed lighting, solid oak flooring, French doors into the sitting room with vaulted ceiling and recessed lighting, windows and French door leading onto the decked terrace overlooking the pond, bank of roof lights, solid oak flooring, doors off into bedroom 3 with Slingsby style ladder to loft area, solid oak flooring, vanity sink unit, recessed lighting and window to rear aspect, wet room briefly comprising a tiled shower area with electric shower, wall mounted wash hand basin and low flush WC, heated towel rail, complementary floor and wall tiling and window to rear aspect.

Continuing off the breakfast kitchen are French doors through into a most spacious dining hallway originally forming part of the main residence with a vaulted ceiling and recessed lighting, solid oak flooring, two windows to front aspect with stable style door through into entrance hallway/boot room and two windows to rear aspect with French door leading out onto a decked terrace, feature inglenook style fireplace with inset electric fire, open tread timber stair with wooden balustrade leading up to the mezzanine with windows to front and rear, recessed lighting and open stone display fireplace.

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Located off the dining hallway is an opening through to the inner hallway with window to front, recessed lighting, storage cupboard, stairs leading up to bedroom one, sliding doors to storage and hanging space and door off into bedroom 2 with vaulted ceiling with recessed lighting, two windows to rear and one to the front together with large full height multi paned window to side overlooking the pond and completing the ground floor is the main bathroom suite briefly comprising a four piece suite with bath, wash hand basin, bidet and WC, underfloor heating, two windows to rear and door to storage cupboard under the stairs. Off the inner hallway are stairs leading to the first-floor bedroom 1 with windows to front, rear and side.

Externally

Sitting in a generous plot totalling circa 9 acres and incorporating house and gardens. The property has a large and natural pond that is home to numerous ducks and wildlife. To the opposite side of the courtyard is a stone outbuilding ripe for development (subject to obtaining the relevant consents) the property has circa 7.3 acres of agricultural land. Adjoining the property is a pump room housing the air source pump together with plumbing for a washer, room for a clothes dryer and upright freezer. Access to the property is via a shared tree lined drive leading to the property and outbuildings.

Location

The property is ideally situated being in a rural setting near the centre of Anglesey and within short driving distance of the A55 (2.5 miles), convenient for the popular coastal resort of Rhosneigr which is a sought-after destination for water sports and has an 18-hole links golf course. The property is also within approximately 7 miles of the market town of Llangefni and approximately 6 miles of the excellent commercialised village of Valley and approximately 10 miles distance from Holyhead which offer an excellent range of out-of-town shopping, mainline railway station and regular ferry service to Ireland. Swallow Court is therefore ideally situated to fully explore the beautiful island of Anglesey.

Council Tax Band F £2811.90 0204/2025

Broadband Up To 48 Mbps

Exact Location

what3words ///surcharge.vegetable.lobby

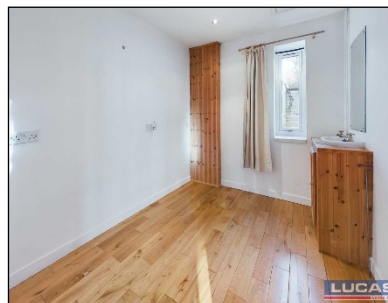
<https://what3words.com/ways-to-use>

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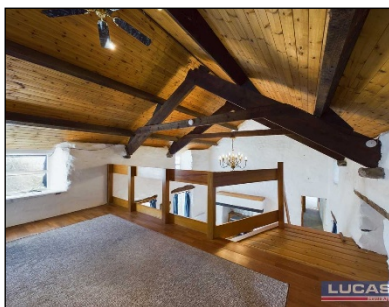
AGENTS NOTES: If you arrange a viewing of this property, you will receive a confirmation email in your inbox. Please make sure you check your 'spam' or 'junk' folder as it sometimes finds its way in there.

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 V



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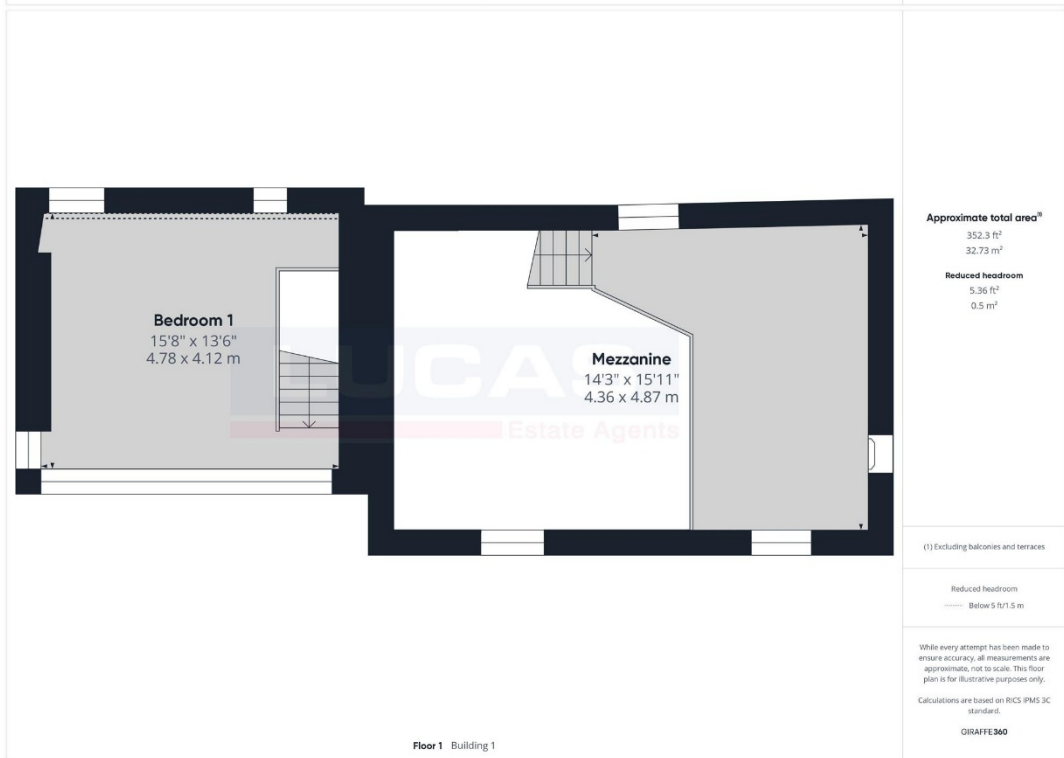


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		82
	43	
England & Wales	EU Directive 2002/91/EC	

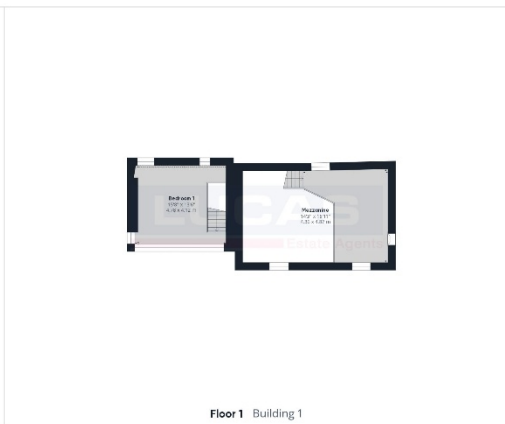
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

<https://find-energy-certificate.service.gov.uk/energy-certificate/0041-2088-9060-2329-7121>

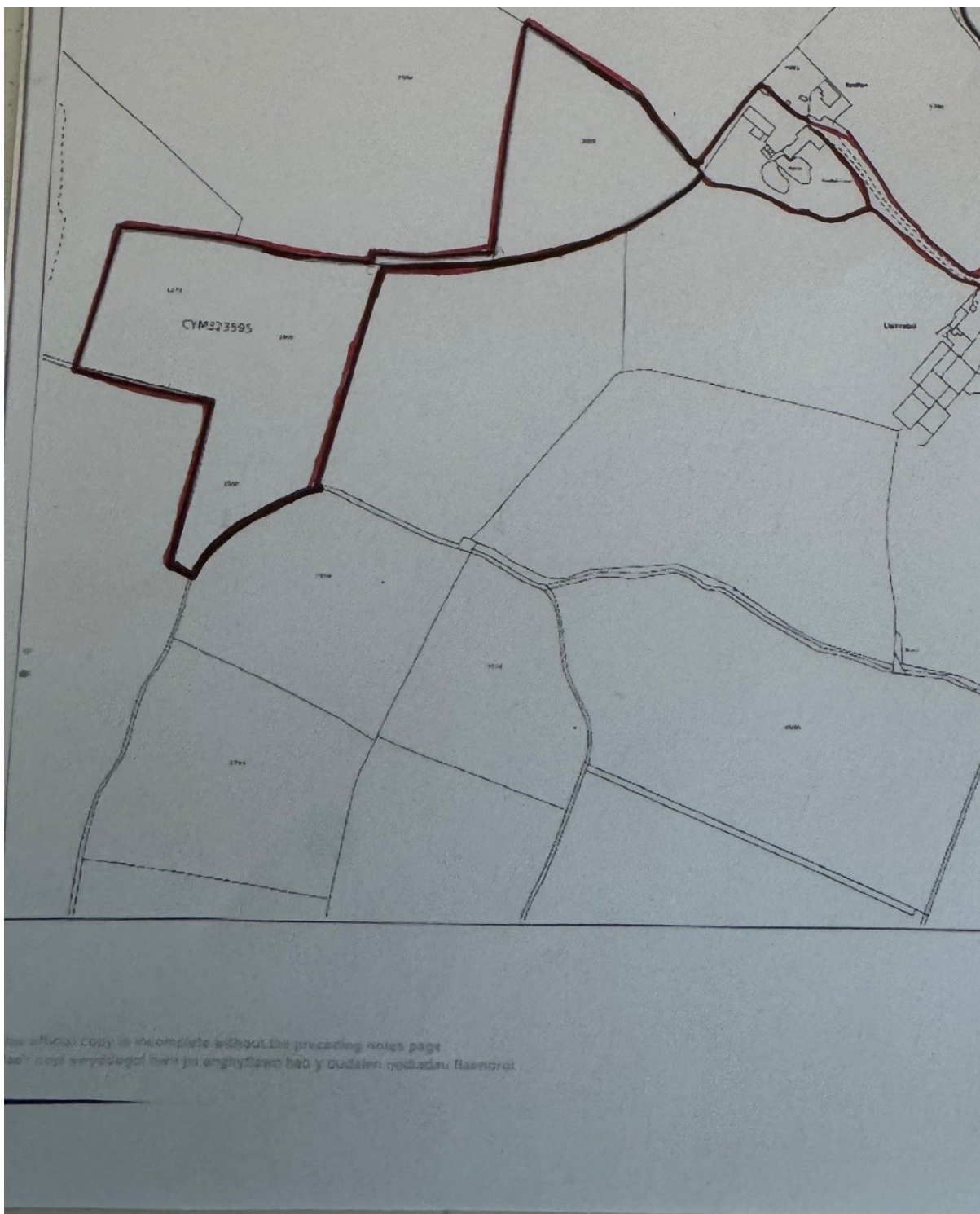
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