



Neuadd Wen & Neuadd Wen Cottage Newborough LL61 6TL  
 Freehold Detached  
 £995,000

- Rare Opportunity Has Arisen To Acquire The Neuadd Wen Family-Owned Farm Located On The Outskirts Of Newborough On The Southwest Side Of The Island
- 7 Bedrooms/2 Bathrooms/3 Receptions
- The Farm Extends To Approximately 13 Acres To Include Two Detached Properties
- Range Of Outbuildings Including A Substantial Dutch Barn, Adjoining Stables & Pens & Storage Buildings Along With Courtyard Area
- Land Is Of A Good Agricultural Quality & Is Surrounded By Stock Proof Fencing & There Is Water Supply To All The Fields Along With Gated Access Entry Points.
- EPC'S C & E; Council Tax Band F £3051.75 2025/2026
- Services Mains Electric, Mains Water, Septic Tank Drains, Central Heating Air Source Heat Pump, Solar Panels, Oil Fired

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

### Property Summary

A Rare Opportunity Has Arisen To Acquire The Neuadd Wen Family-Owned Farm Having Been In Ownership For Several Decades & Ideally Located On The Outskirts Of Newborough On The Southwest Side Of The Island. The Farm Extends To Approximately 13 Acres To Include Two Detached Properties Together With A Range Of Outbuildings Including A Substantial Dutch Barn, Adjoining Stables & Pens & Storage Buildings Along With Courtyard Area For Ample Parking. The Property Is Approached Via A Well-Maintained Track With Gravelled Areas To The Front Of Both Properties And Established Gardens. The Land Is Of A Good Agricultural Quality & Is Surrounded By Stock Proof Fencing & There Is Water Supply To All The Fields Along With Gated Access Entry Points.

#### Neuadd Wen

The accommodation benefits from air source central heating and double glazing and briefly comprises door into front porch with slate flooring and windows to front aspect, door through into the living room with dressed stone fireplace with timber mantel, open tread stairs to first floor, window to front aspect, door off into inner hallway and door off into dining room with painted timber flooring, cast iron fireplace, window to front aspect and sliding door off into the inner hallway with complementary tiled flooring and opening through into the kitchen with complementary tiled flooring, base cupboard with lay on sink with pillar taps, free standing range cooker with built in storage cupboards to either side, window to rear aspect, window to front aspect and timber stable style doors into the entrance vestibule with tiled flooring and glazed door to the front.

The first floor comprises a spacious L shaped landing with windows to both front and rear aspects, small Velux roof light and doors leading off into bedroom 1 with painted timber flooring and window to front aspect with distant mountain views, bedroom 2 with painted timber flooring and window to front aspect with distant mountain views, bedroom 3 with window to rear aspect, window to front aspect with distant mountain views along with views over the countryside and a separate door back onto the landing and completing the first floor accommodation is the bathroom briefly comprising a panelled bath, low level Wc and cistern, pedestal wash hand basin, timber flooring and frosted window to rear aspect.

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

### Externally

To the front is a gravelled drive with onward access to the garden at the front which is mainly laid to lawn along with mature trees and established beds with a stone boundary wall.

Adjoining and to the rear of the property are several outbuildings to include a dairy room with a stable style doors, a Velux roof light, small window to front aspect. (Note Potential to knock through into the kitchen), door off into a stable room with a Velux roof light, opening through into a further stable/storage room with two windows to rear aspect, door to side and a timber door leading out onto the rear courtyard area.

The enclosed rear courtyard area benefits from two galvanised gates leading onto the adjoining paddock along with the track and side and has onward access to a large Dutch barn 17.31m x 11.69m (56'9" x 38' 4") together with another stable room with 3 pens.

### Neuadd Wen Cottage

The accommodation which benefits from oil fired central heating and double glazing briefly comprises front doors into a vaulted reception hallway with complementary tiled flooring, recessed lighting, window to front aspect, attractive dog leg bespoke open tread staircase with balustrade to the galleried landing, doors leading off the reception into bedroom 1 with windows to side and rear aspect, bedroom 2 with window to rear aspect, bathroom briefly comprising a corner whirlpool bath with curved glass screen, pedestal wash hand basin, low flush Wc, extractor fan, complementary tiled flooring along with complementary part wall tiling, frosted windows to both front and side aspect.

Continuing off the reception hallway is a door through to a very spacious stunning vaulted living room with dressed stone walls to two sides, attractive fireplace with multi fuel stove with brick surround with timber beam and recessed lighting, recessed alcove with lighting, two windows to front aspect, alternate tread wooden stairs to a mezzanine that overlooks the living room with space for studio/office, arched brick opening leading through into the kitchen/diner briefly comprising bespoke painted base and wall storage cupboards with complementary solid block work surfaces, Butlers sink with mixer tap, space for free standing washer, space for free standing fridge/freezer, built under double electric oven with ceramic hob and canopy extractor over, complementary floor tiling, complementary tiled splash backs, recessed lighting, window to front aspect, two clerestory windows to side aspect and French doors leading out to the rear patio and garden.

The first floor comprises an L shaped galleried landing with recessed lighting, complementary balustrade, window to front aspect, doors off into the L shaped bedroom 3 with a low-level window to front aspect, two windows to side aspect boasting views of the countryside along with distant mountain views and a Velux roof light, bedroom 4 with a Velux roof light.

### Externally

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

A gravelled drive leads to the front of the property with dual access to the rear briefly comprising a flagged patio area together with established garden, mature trees and brick outbuilding.

### Location

The small village of Newborough lies on the edge of forests and dunes at the southwest corner of Anglesey. Close by is Llandwyn Bay, renowned as one of the finest beaches in Britain, ideal for swimming, canoeing, beachcombing and birdwatching or just relaxing! Behind the beach, the 1500-acre sand dune system of Newborough Warren is home to skylarks, meadow pipits and oyster catchers as well as toads and lizards and is protected as a National Nature Reserve. The Tan y Foel horse riding centre is within 3 miles of the village centre and Anglesey Sea Zoo, Foel Farm and the Anglesey Sea Salt are only a short drive away and make a fun day out for the whole family. Nearby Aberffraw is the home of the Anglesey racing track and will offer an exciting day.

Anglesey has miles of coastline with a full coast path walk. For the more energetic there is Kite surfing off Niwbwrch beach and sailing from Plas Menai in the Menai Straights. There are boat trips from various towns on the Island including trips out to Puffin Island from Beaumaris and fishing trips from various harbours. A little further afield you can be in Snowdonia National Park within a 20minute drive. Cog track trains to take you up the Yr Wyddfa (Snowdon) mountain from Llanberis. A narrow-gauge railway running from Caernarfon to Porthmadog runs around the base of Snowdon (Yr Wyddfa) or from Porthmadog up to Blaenau Ffestiniog.

For those with a strong heart there is Zip World Velocity 2 running at up to 100mph through underground caverns or Zip World Penrhyn Quarry across the lake beneath. Also Canopy tree walks and zip wires.

### Agents Notes

Neuadd Wen is of stone construction under a slate roof with Solar Panels Installed 2022

Neuadd Cottage is of stone & standard construction under a slate roof.

There Is One Water Supply To Both Properties

The Land Is Of A Good Agricultural Quality & Is Surrounded By Stock Proof Fencing & There Is Water Supply To All The Fields Along With Gated Access Entry Points.

Note - A public footpath on the land.

Council Tax Band F £3051.75 2025/2026

Broadband Up To Mbps

### Exact Location

what3words ///impaired.consoled.react

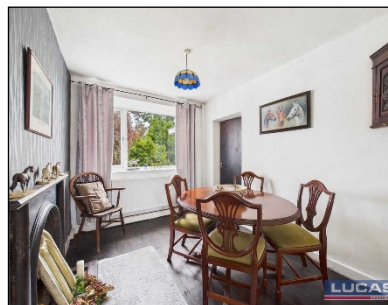
These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.



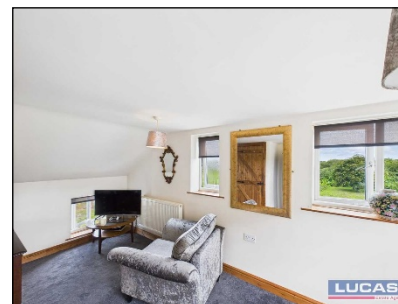
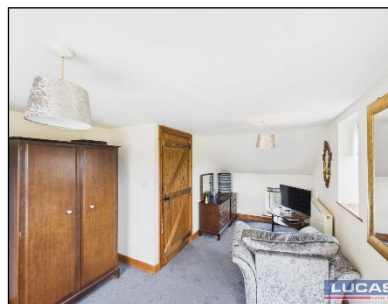
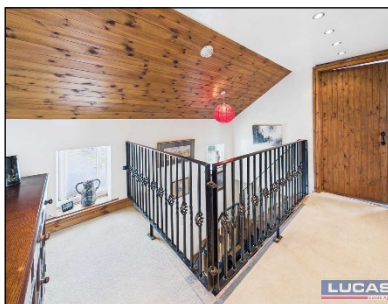
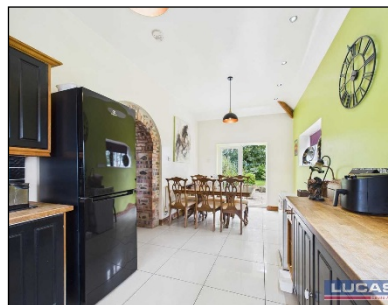
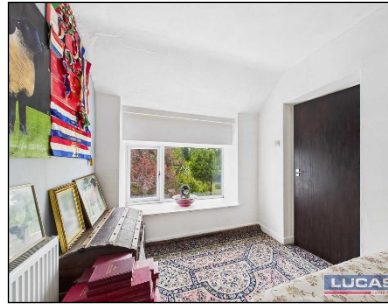
AGENTS NOTES: If you arrange a viewing of this property, you will receive a confirmation email in your inbox. Please make sure you check your 'spam' or 'junk' folder as it sometimes finds its way in there.

## Note to Customers

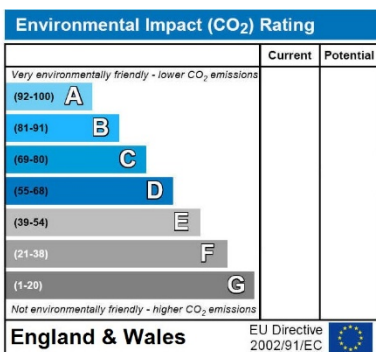
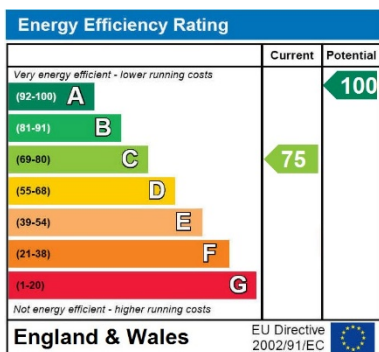
Lucas Estate Agents recommend clients/customers to use the conveyancing services of Mackenzie Jones Solicitors. The client/customer will receive a free, no obligation conveyancing quote from Mackenzie Jones Solicitors, should the client/customer proceed to engage the services of Mackenzie Jones Solicitors,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



These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.



These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.



<https://find-energy-certificate.service.gov.uk/energy-certificate/0330-2488-9530-2405-7235>

<https://find-energy-certificate.service.gov.uk/energy-certificate/0340-2318-4130-2005-2051>

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.





These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.





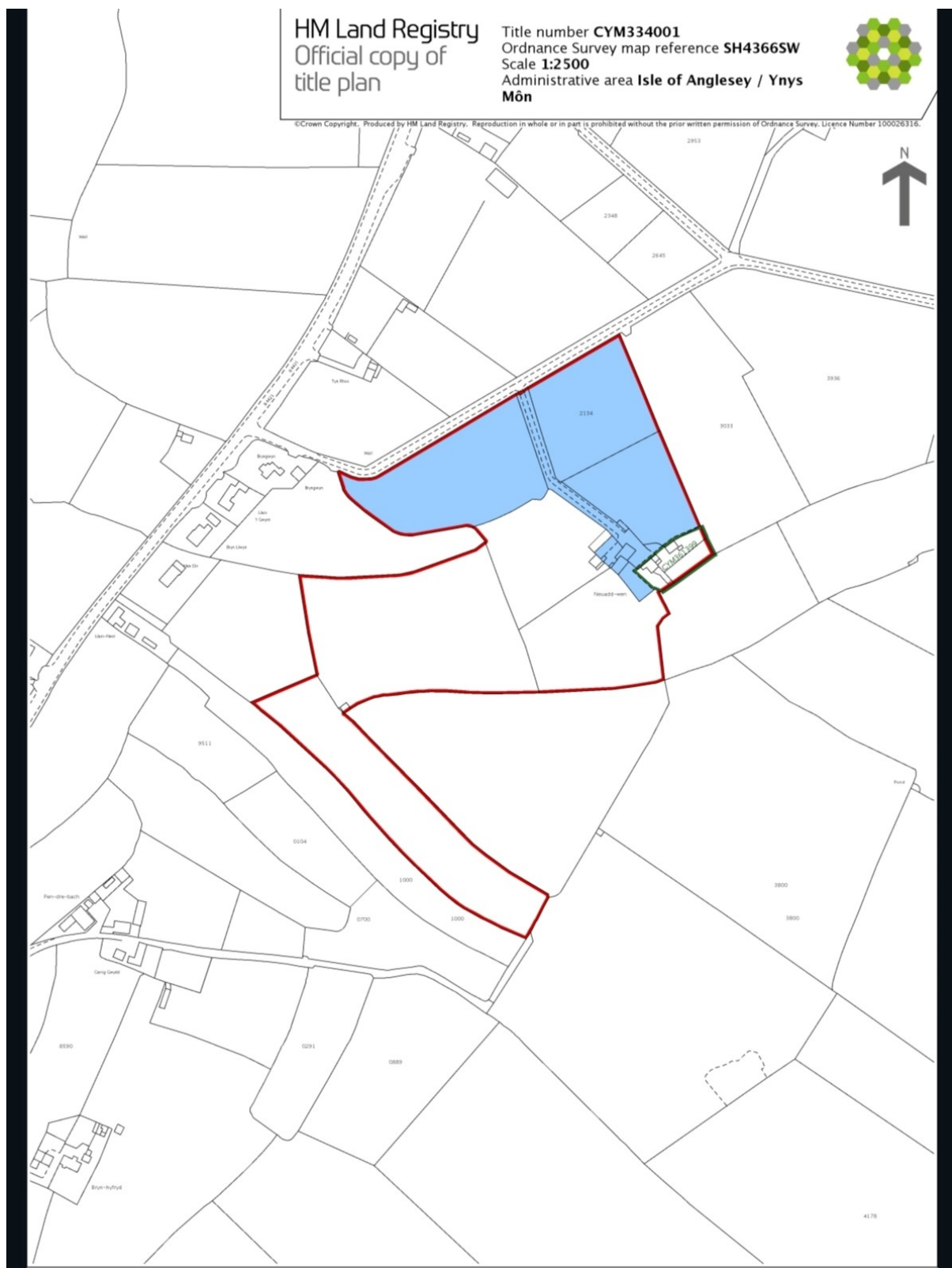
These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.



These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.



These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.



These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.





These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.