



2 Bryn Gof Star Llanfairpwll LL61 5AB  
Freehold Barn Conversion  
£490,000

- Stunning Converted Period Barn In Very Sought After Hamlet Of Star
- 4 bedrooms/4 Bathrooms/2 Receptions
- 4 Bedrooms All With En Suites & Large Connected/Open Living Areas With Bespoke Fitted Kitchen
- Large Parking Area For Multiple Vehicles & Enclosed Garden That Is Low Maintenance
- Quick Access To The A55 North Wales Expressway, The Main Road Across North Wales Along With Easy Coastal Access
- Small Exclusive Cluster Of Similar Barn Conversions Set In A Quiet Countryside Hamlet Down A Country Lane
- EPC C; Council Tax Band F £3053.18 2025/2026; Broadband Up To 631 Mbps
- Services Mains Electric, Mains Water, Septic Tank Drains Central Heating 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 Beautifully Refurbished Stunning Converted Period Barn In Very Sought After Hamlet Of Star with Exceptional Style & Space

Welcome to a truly impressive home where contemporary design meets warm, natural character. Renovated to an exceptional standard throughout, this property offers generous living areas, four en suite bedrooms, and a superb open plan layout ideal for modern family life. Thoughtful detailing, quality materials, and a light, inviting ambience create a home that is both highly functional and effortlessly elegant.

### Open Plan Kitchen & Dining Area

A standout feature of the home, the open plan kitchen and dining space is beautifully designed, combining premium finishes with practical everyday usability. This is the kind of kitchen that becomes the heart of the home — stylish, welcoming, and impressively functional.

- Deep green cabinetry paired with sleek white counter tops
- Large central island with solid wood worktop and bar seating
- Herringbone tile back splash for a refined contemporary feel
- Integrated appliances and generous storage
- Ample space for a large dining table
- Warm herringbone flooring extending through the space
- Bright, airy atmosphere ideal for cooking, entertaining, or family living

### Elegant & Light-Filled Living Room

Flowing seamlessly from the dining area through a wide arched opening, the living room is a beautifully proportioned space offering comfort and sophistication. This is a room designed for both peaceful evenings and lively gatherings.

- Large, glazed windows inviting abundant natural light
- Calm, modern decor with soft greens and neutrals
- Plenty of room for multiple seating arrangements
- Views over the outdoor space
- A bright and uplifting room perfect for relaxing or entertaining

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## Ground Floor WC

Conveniently located off the dining area, the WC is finished with modern fittings and blends seamlessly into the home's overall aesthetic.

## FIRST FLOOR

### Four Double Bedrooms

Each of the four bedrooms offers a peaceful retreat, finished in soft, contemporary tones and featuring: Bedroom layouts provide flexibility for family, guests, home working, or hobbies — with plenty of space to personalise.

- Comfortable proportions
- Plush carpeting
- Clean, modern décor
- Excellent natural light

### Four Stylish En Suite Bathrooms

Every bedroom benefit from its own en suite bathroom, each thoughtfully designed with modern materials and high-quality finishes. This level of en suite convenience is rare and makes the home ideal for families, multi-generational living, or hosting guests.

- Walk in showers with clear glass screens
- Free standing slipper bath
- Contemporary tiled surrounds
- Modern basin units and storage
- Muted, calming colour schemes
- Practical layouts with an elegant aesthetic

## Externally

A great garden area with a lawn area, patio areas, established planters, shrubs - enclosed and low maintenance. Gated access from the parking area. A lovely area to relax and enjoy the peaceful setting. Access to the front door and doors into the living area.

## Parking

Ample parking for several vehicles, enclosed by pretty stone walling and trees, access to a useful storage area, gated access to the front garden, steps to the first floor.

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This exceptional property has been finished with remarkable attention to detail throughout. From the hand-crafted kitchen island to the crisp herringbone flooring and the series of elegant en-suite bathrooms, every element has been designed to offer comfort, quality, and contemporary charm.

With its generous living areas, multiple en-suite bedrooms, and stylish, cohesive interior, this home is perfectly suited to modern family life as well as those seeking a high-end, move in ready residence.

### Location

The property is located close to the rural and highly sought after village of Star, near Llanfairpwll on the southern coast of Anglesey. Star is a very well-regarded hamlet, nestled in Anglesey's beautiful countryside, with open and far-reaching rural views. Although Star has an unspoilt rural setting the hamlet is very accessible and is a fantastic base, to explore the island and Snowdonia, with beaches like Llandwyn Island Newborough being less than ten minutes' drive away. The property is within easy cycling distance of the village of Llanfairpwll over a footbridge and is only a short drive to the village of Gaerwen with both offering numerous amenities including public houses, schools, shops, garden centre and petrol stations with Llanfairpwll boasting a train station with onward connections to the mainland. Star is just over five minutes car journey from the vibrant town of Menai Bridge, where there is a Waitrose, an excellent selection of restaurants, bistros, and cafes, as well as having excellent access to the picturesque Menai Strait.

### Agents Notes

The property is of stone construction under a slate roof.

The property is a managed freehold ....

Hive control system for the heating system.

Contents are available extra by negotiation.

Council Tax Band F £3053.18 2025/2026

Broadband Up To 631 Mbps

### Exact Location

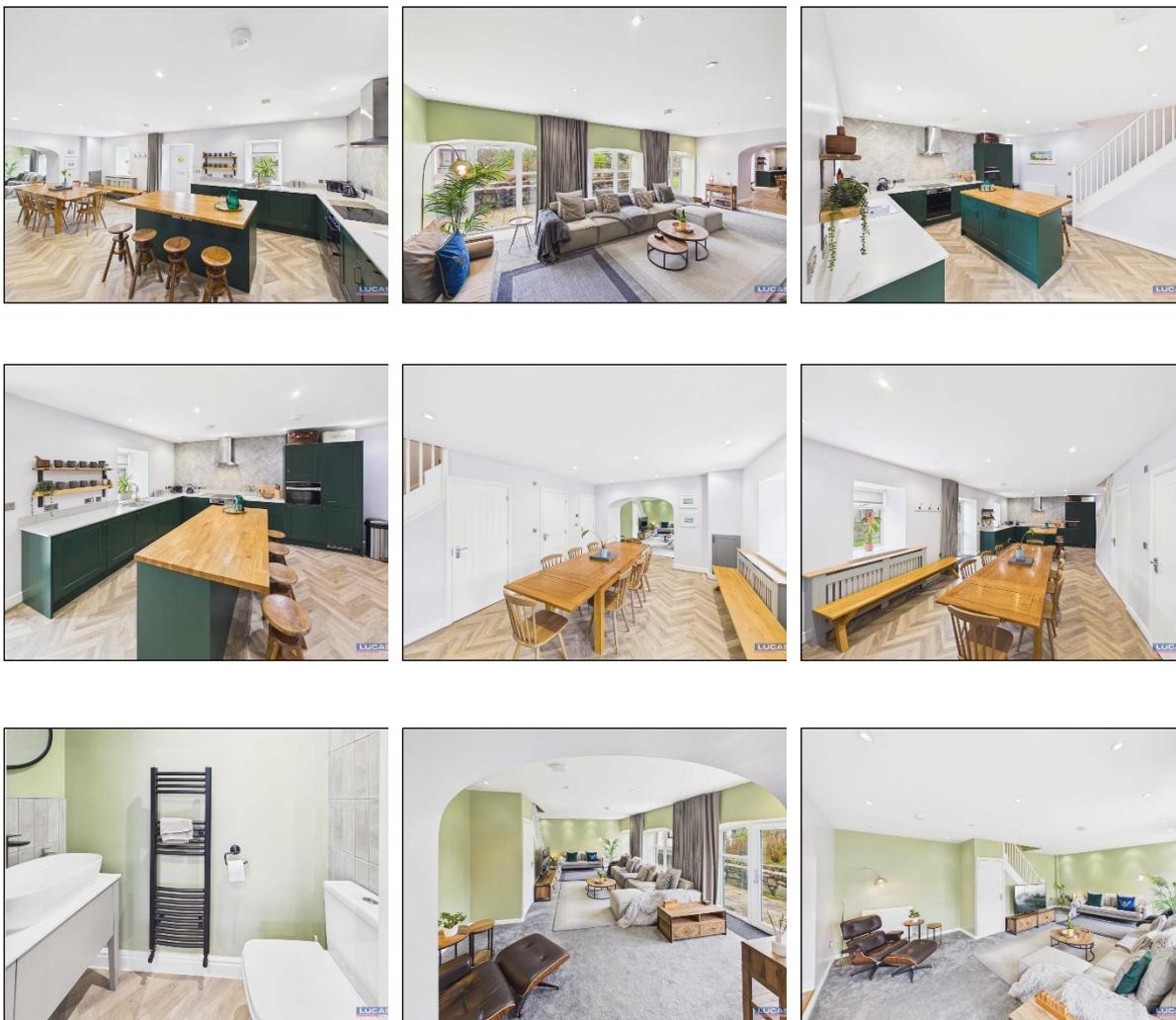
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AGENTS NOTES: If you arrange a viewing of this property, you will receive a confirmation email in your inbox. Please make sure you check your 'spam' or 'junk' folder as it sometimes finds its way in there.

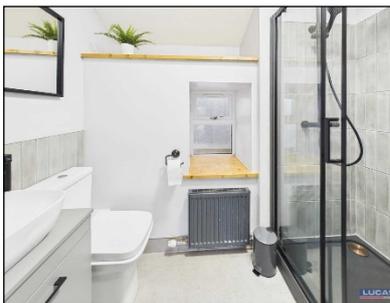
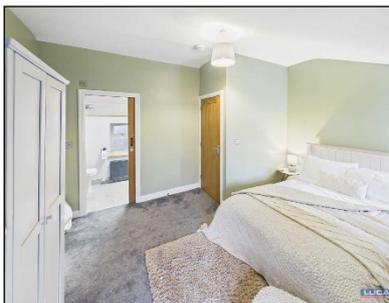
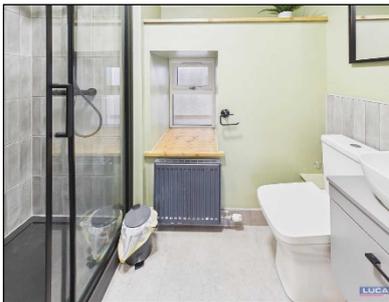
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Note to Customers

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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

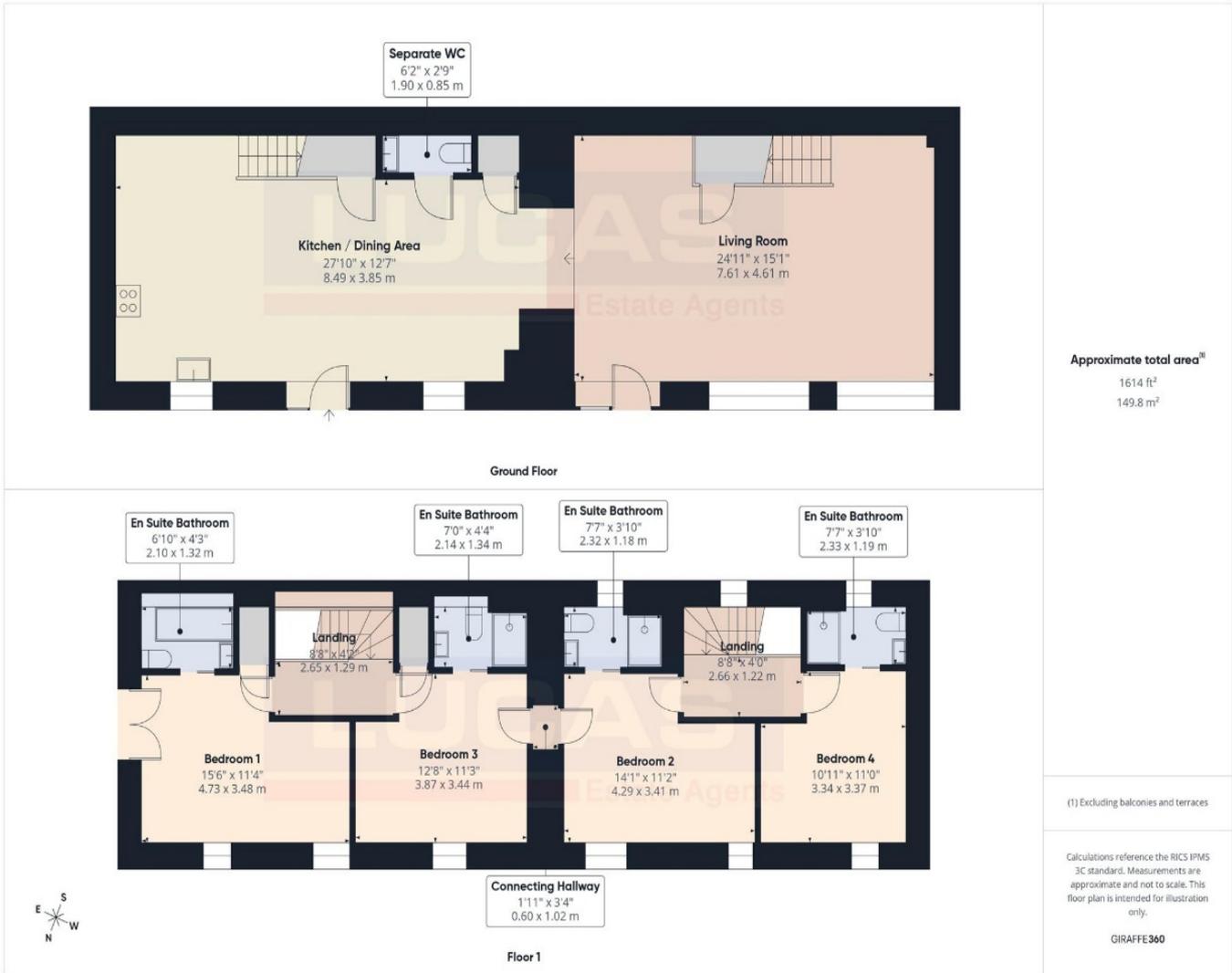
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England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

<https://find-energy-certificate.service.gov.uk/energy-certificate/7436-6122-1500-0933-9292>

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