



Copperfield Court Porth Eilian Llanelian LL68 9LT  
Freehold Detached  
£630,000

- Set Just A Few Hundred Yards From The Picturesque Cove Of Porth Eilian Is This Impressive, Detached Residence
- 5 Bedrooms/2 Bathrooms/2 Receptions
- Approximately 7 Acres Of Land, Distant Sea Views, And Access To Scenic Coastal Walks Toward Point Lynas Lighthouse
- Double Garage, 7m Workshop & Store & Ample Parking
- Extensive Gardens, Orchards & Grazing Land
- EPC D; Council Tax Band F £3056.43 2025/2026; Broadband Up To 698 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 Coastal Lifestyle Like No Other.....

Set just a few hundred yards from the picturesque cove of Porth Eilian, this impressive, detached residence offers a unique opportunity to enjoy both countryside tranquillity and coastal living.

With approximately 7 acres of land, distant sea views, and access to scenic coastal walks toward Point Lynas Lighthouse, this home delivers an exceptional lifestyle in one of Anglesey's most sought-after locations.

### Key Features

- Impressive 7-acre smallholding / country residence
- Just moments from Porth Eilian cove & coastline
- Stunning country & distant sea views
- Substantial 5-bedroom detached home
- Split-level lounge & dining room
- Refurbished open-plan kitchen with appliances
- Utility room & cloakroom
- En-suite + family bathroom
- Double garage, 7m workshop & store
- Extensive gardens, orchards & grazing land
- Oil central heating & UPVC double glazing

### LIVING & ENTERTAINING

#### Designed for Space & Flow

At the heart of the home lies a beautifully arranged split-level lounge and dining room, featuring a character stone fireplace and dual aspect views across the surrounding countryside.

The open-plan kitchen and living area has been thoughtfully refurbished with cottage-style units, integrated appliances, and a breakfast bar—creating a warm and functional space for everyday family life.

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## ACCOMMODATION

### Generous Family Living

The first floor offers five well-proportioned bedrooms, centred around a bright galleried landing with distant sea views.

- Spacious principal bedroom with en-suite and walk-in wardrobe
- Four additional bedrooms offering flexibility
- Large, refurbished family bathroom with separate shower
- Ideal for growing families, guests, or home working.

## OUTBUILDINGS & POTENTIAL

### Space Beyond the Home

This property stands out for its exceptional range of additional spaces:

- Integral double garage with electric door
- Large 7m workshop
- Boiler room and storage areas

Perfect for:

- Home business or trade use
- Guest accommodation
- Multi-generational living
- Future development (subject to planning)

## GROUNDS & LAND

### 7 Acres of Opportunity

The property is set within approximately 7 acres of land, including:

- Extensive lawns and landscaped gardens
- Private orchard areas with mature trees
- Grazing land with relatively level ground
- Multiple patio and outdoor seating areas

The land wraps around the property, offering privacy, usability, and long-term potential.

### Parking

Ample off-road parking for several vehicles on recently tarmacadamed driveway with additional space for boat, motor home, caravan, trailer.

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## LOCATION

Porth Eilian, Anglesey

Located within the highly regarded community of Llaneilian / Porth Eilian, the property enjoys close proximity to:

- Coastal paths and scenic walks
- Wildlife spotting (including dolphins and porpoises)
- The iconic Point Lynas Lighthouse

A perfect setting for those seeking a peaceful coastal lifestyle while remaining connected.

## Target Audience

- Growing families seeking space and privacy
- Buyers relocating for lifestyle (rural/coastal feel)
- Remote workers needing home office / workshop space
- Trade professionals or hobbyists needing outbuildings
- Upsizers from urban areas

## Agents Notes

The property is of standard construction under a tiled roof.

The Agent is informed that there is a spring under the drive which has been used as a secondary source of water with a filtration system.

Council Tax Band F £3056.43 2025/2026

Broadband Up To 698 Mbps

## Exact Location

what3words ///brighter.geese.emulating

<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 VAT. Lucas Estate Agents recommend clients/customers to use the financial services of FFP Solutions Ltd. With the consent of the client/customer, their details will be passed on to FFP Solutions Ltd to assist with their financial requirements. Should the client/customer proceed to engage the services of FFP and successfully purchase a product/service then Lucas Estate Agents will receive a referral fee of 50% of any commission earned by FFP Solutions Ltd



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	79
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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<https://find-energy-certificate.service.gov.uk/energy-certificate/0240-2602-2210-2522-8685>



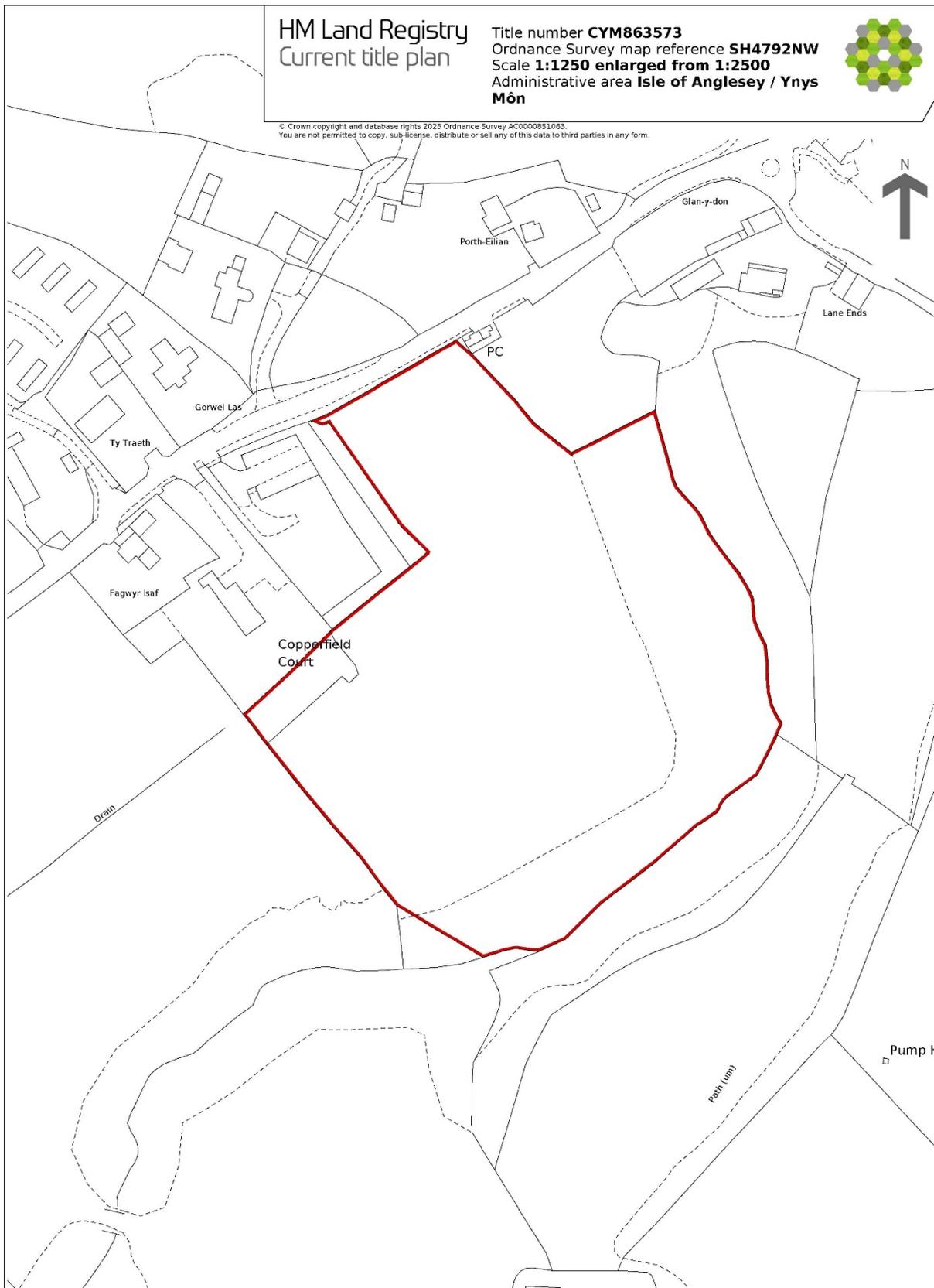
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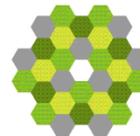
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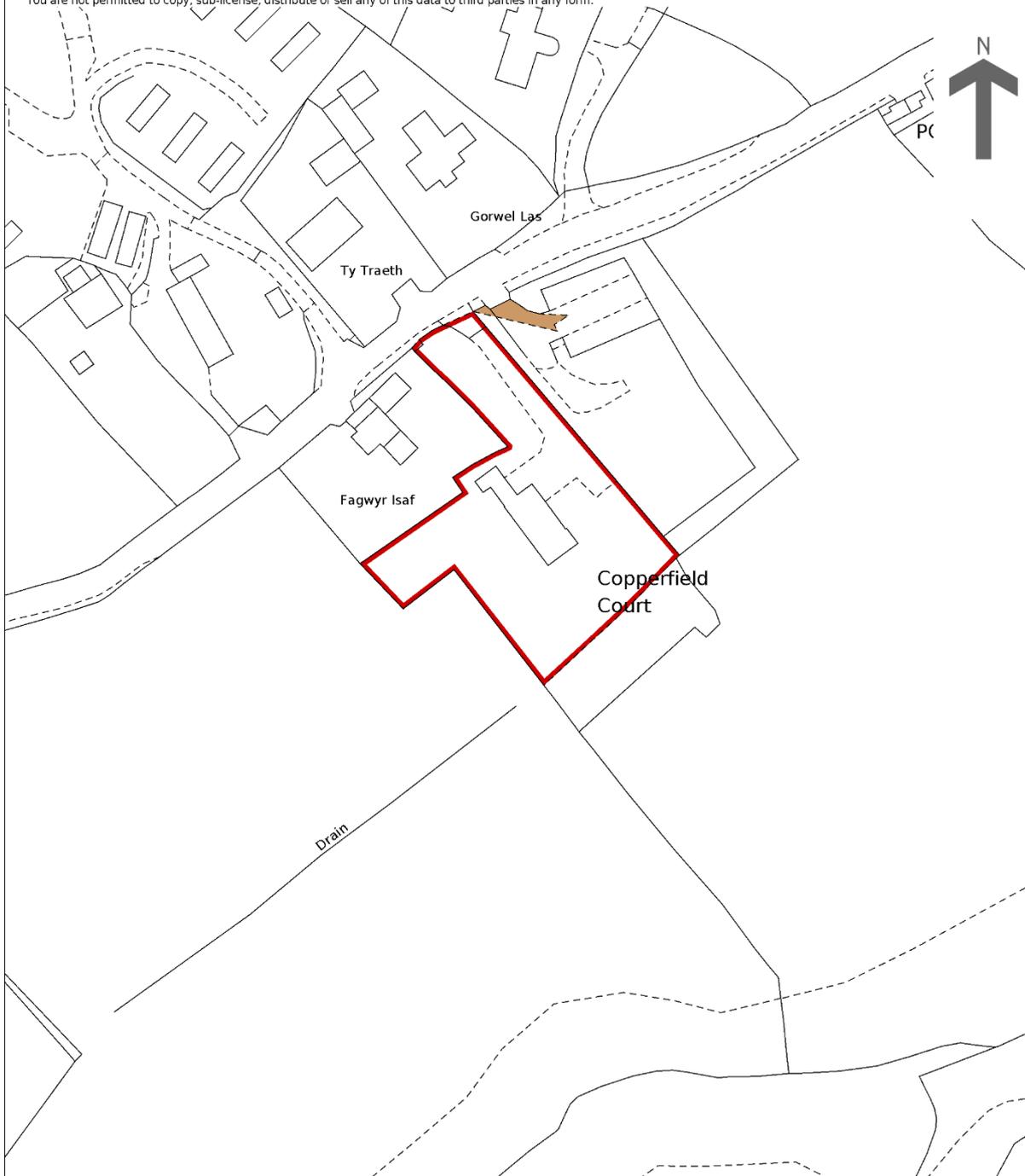
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# HM Land Registry Current title plan

Title number **WA934928**  
Ordnance Survey map reference **SH4792NW**  
Scale **1:1250 enlarged from 1:2500**  
Administrative area **Isle of Anglesey / Ynys Môn**



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