



Gwaenfynydd

Bryngwran, Anglesey

Carter Jonas

Gwaenfynydd
Bryngwran
Anglesey
LL65 3SH

An attractive agricultural holding on the Isle of Anglesey extending in total to 75.30 acres (30.47 hectares).

A rare opportunity to purchase an agricultural holding situated in an attractive rural location position with fine panoramic views of the surrounding countryside.

Gwaenfynydd comprises of a detached four bedroom farmhouse, a range of modern traditional farm buildings along with approximately 75.30 acres (30.47 hectares) of productive farmland.

In all extending to 75.30 acres (30.47 hectares).

For sale by private treaty as a whole

Carter Jonas



Location
Situated on the outskirts of the village of Bryngwran, Gwaenfynydd enjoys a peaceful rural setting while remaining highly accessible, being within a five-minute drive of the A55 Expressway.

The renowned seaside village of Rhosneigr is approximately 3 miles away, offering a range of amenities, cafés, restaurants and sandy beaches. The market town of Llangefni is within easy reach as is the town of Holyhead. The University City of Bangor is also just a short drive away, along with convenient access to the A55 North Wales Expressway, providing excellent connections to the North Wales coast and the wider national motorway network. Bangor also offers a direct rail service to London Euston, with journey times of approximately 3½ hours

Amenities
The property benefits from access to a wide range of local amenities and services. The nearby village of Rhosneigr offers a selection of convenience stores, cafés, public houses and recreational facilities, whilst Llangefni provides a broader range of amenities, including primary and secondary schools, supermarkets, healthcare services, independent retailers and professional services.

Further shopping, leisure and educational facilities can be found in Holyhead and Bangor, both of which are within easy travelling distance.

Farmhouse

Gwaenfynydd Farmhouse is an attractive detached farmhouse dating back to the 17th Century, offering a blend of character and modern living. Situated at the centre of the holding, the property provides spacious family accommodation in a peaceful rural setting.

Internally, the property retains a wealth of traditional features, creating a strong sense of character and charm throughout, whilst offering a practical and comfortable layout suited to modern living.

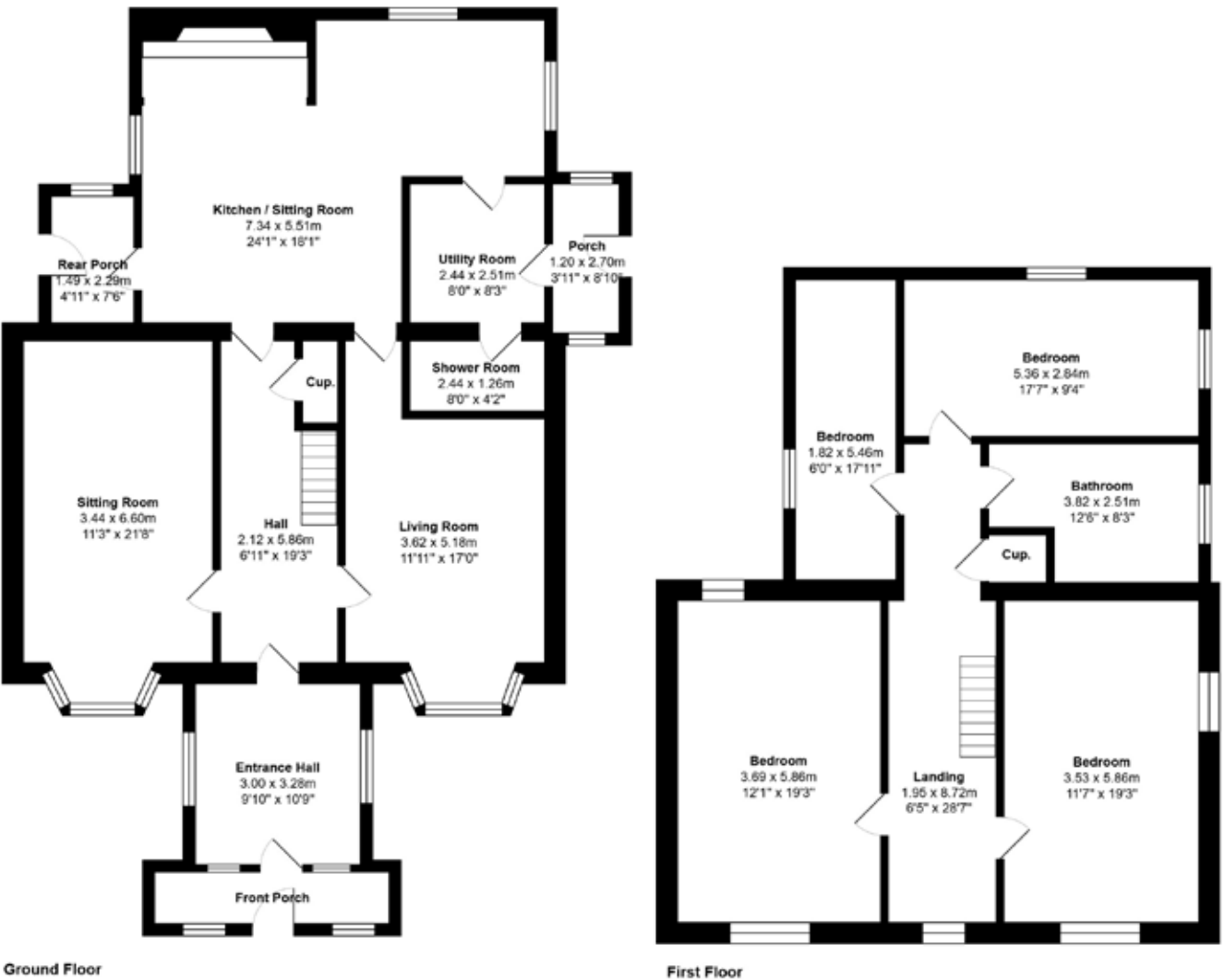
The accommodation comprises a kitchen/dining room, lounge, dining room, utility room and shower room on the ground floor. To the first floor are three bedrooms, a study/fourth bedroom and a family bathroom.

The farmhouse is complemented by landscaped gardens and a terraced seating area, enjoying attractive views over the surrounding countryside and farmland.



Floor plan

Gwaenfynydd
Bryngwran
Anglesey
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For illustrative purposes only - not to scale.
The position & size of doors, windows, appliances
and other features are approximate only.

Buildings

Gwaenfynydd benefits from a range of both modern and traditional farm buildings, arranged conveniently around the farmyard. The holding includes two modern portal frame buildings, comprising a portal frame agricultural building and an open-fronted hay barn, both of which are in excellent condition and provide versatile accommodation suitable for a range of agricultural, equestrian or general amenity uses.

In addition, there is a workshop, general store and a number of traditional stone and block-built outbuildings, which are currently used for storage and ancillary farm purposes. These buildings have been well maintained and complement the wider farmstead.



Land

The farmland at Gwaenfynydd Farm extends to approximately 75.30 acres and comprises a productive block of predominantly improved grassland, well suited to livestock grazing and the production of silage and arable crops

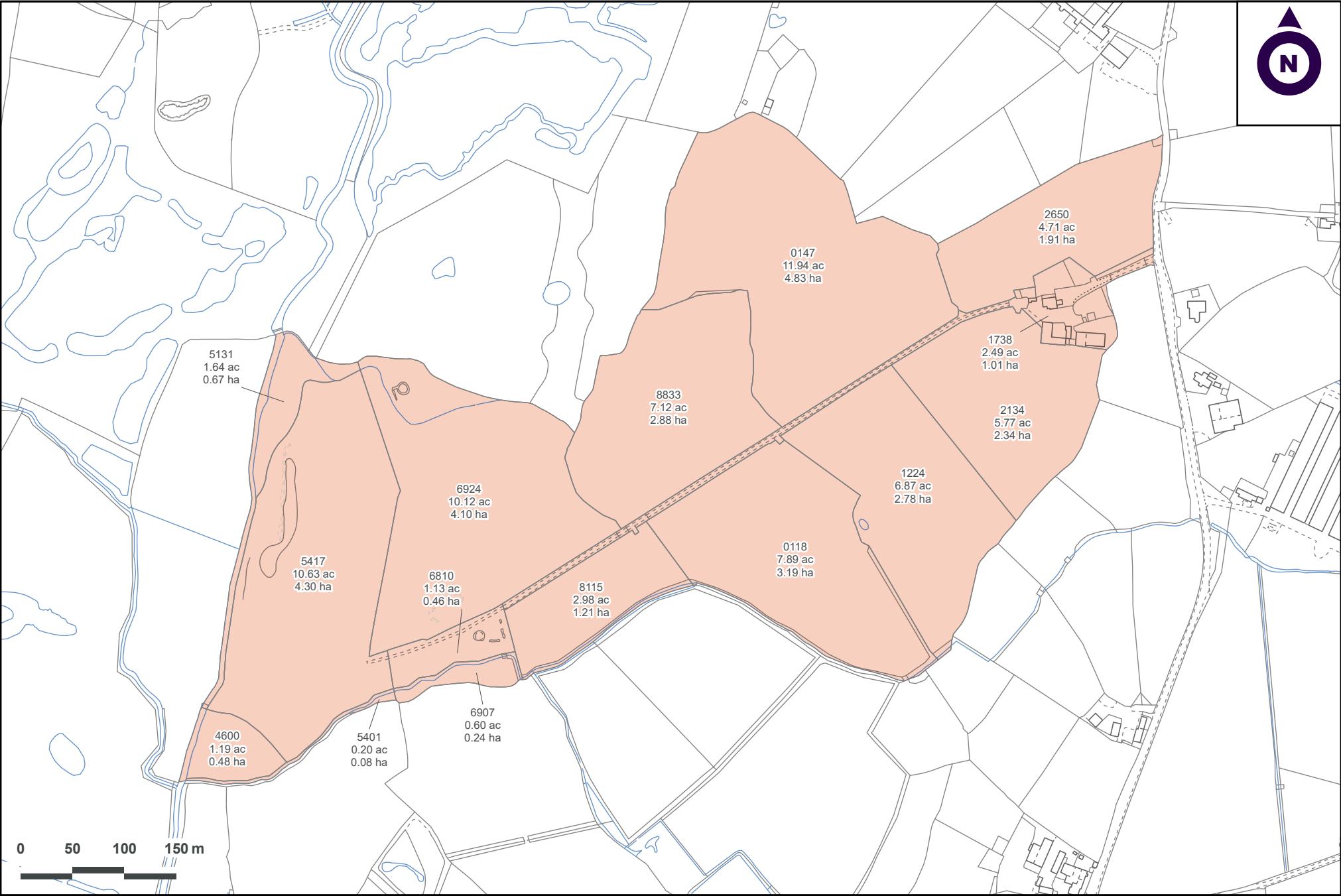
The land is arranged into approximately 10 good sized enclosures and is presented in excellent heart, reflecting a programme of ongoing management and investment.

The land is easily accessible from the farmstead via a well-constructed internal farm track, with good-sized field gates providing convenient access throughout the holding. All boundaries are stockproof

and benefit from recent improvements, including hedgerow reinstatement and double fencing, while a water supply is available to each field.

It should be noted that part of the land is subject to cultivation restrictions due to the presence of an Ancient Monument within the northern section of the holding.





Method of Sale

For sale by private treaty as a whole

Tenure & Possession

The freehold of the property is offered for sale with vacant possession.

Services

Gwaenfynydd is serviced by mains water and electricity, with private drainage.

Wayleaves Easements & Rights of Way

The property is sold subject to and with the benefit of all wayleaves, easements and rights of way, whether mentioned in these particulars or not.

EPC Ratings

E (43)

Local Authority

Isle of Anglesey County Council
www.anglesey.gov.wales

Viewings

Viewings are strictly by appointment through Carter Jonas on 01248 360414

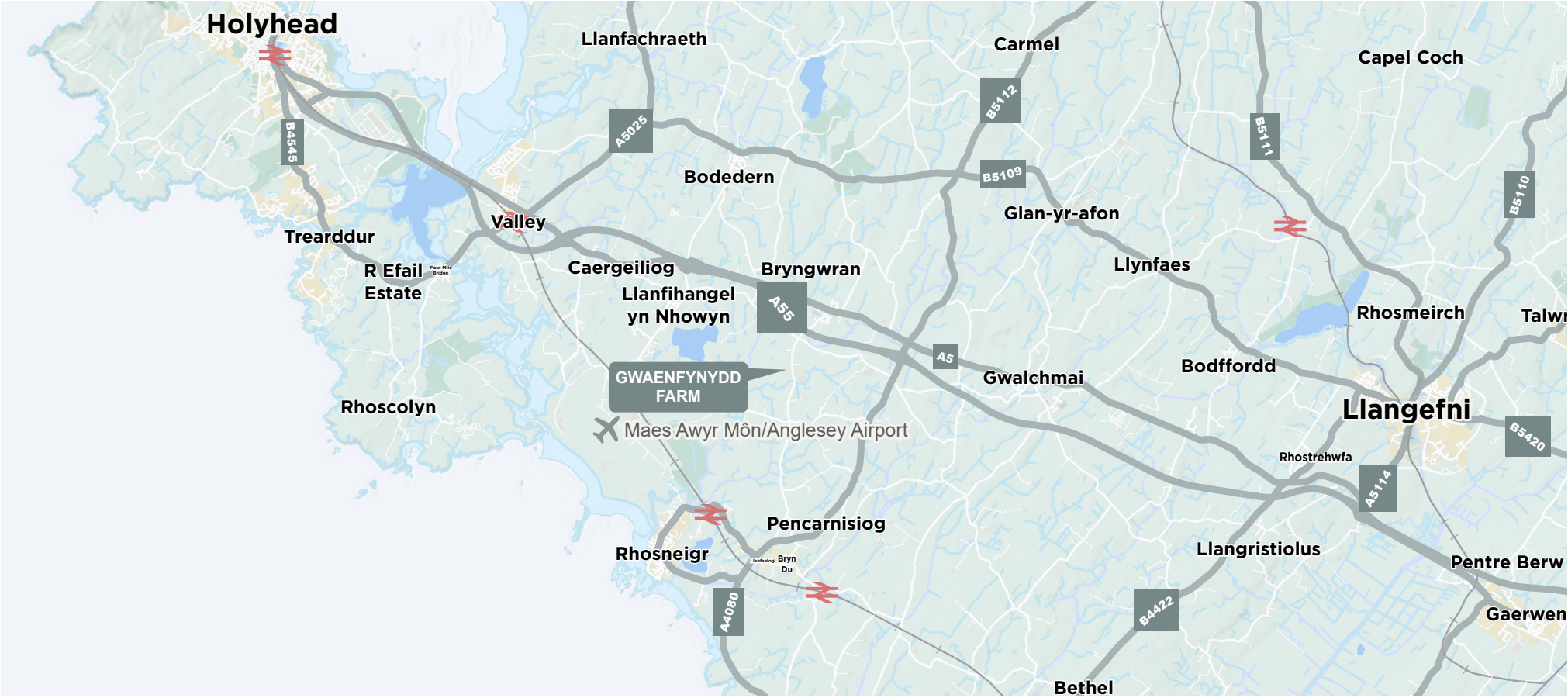
Directions

From the A55 Expressway, take the exit at junction 5 signposted for Rhosneigr and Bryngwran. Proceed through both roundabouts following the signs for Bryngwran. Turn left at the junction and continue through to the village before taking the left turn down Salem Street. Follow this road for approximately one mile, where the entrance to Gwaenfynydd Farm will be found

on the right-hand side. Continue along the private tree-lined track, which leads directly to the farmstead.



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