



BRYNTEG COTTAGE | LLANDEGFAN | ISLE OF ANGLESEY | LL59 5NU



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Occupying a wonderful position within this much sought after locality this detached early eighteenth century character cottage residence enjoys stunning views towards the Menai Strait and the Snowdonia mountain range.

Approached by a country lane and within minutes of the village post office and stores Brynteg Cottage is possibly one of the most interesting properties within this established and select locality. Strongly built of traditional solid stone walls with a slate roof the property has been a landmark for generations and pre dates probably all its neighbours. As a result it commands one of the finest positions with the stunning views visible from both the windows and also the garden and grounds. Benefiting from a wonderful pedigree in terms of style and strength the property has been sympathetically improved and extended in more recent years to provide delightful living rooms, a farmhouse style kitchen and three bedrooms.



Brynteg Cottage has a predominantly sunny south facing aspect and from the paved terraces summer can be enjoyed literally all day. Features at Brynteg Cottage however do not end at the property as the landscaped gardens and grounds are magnificent, mainly consisting of extensive lawns all set within established boundaries. The garden features a huge outcrop of ancient bedrock within which is a natural pond. The grounds contain a multitude of plants, shrubs and trees and an old stone well set below a row of stone steps has a history all of its own!

The bustling town of Menai Bridge with its large range of small shops is within 2 miles and the historic castle town of Beaumaris approximately 3 miles. In addition the University City of Bangor provides main High Street shops and supermarkets. Bangor is also the location for the main hospital in North West Wales and transport is provided by both the A55 expressway and mainline rail services respectively which provide fast links to motorways and UK cities respectively.

The entrance to this truly delightful detached cottage residence is via a stable door which leads through to a wonderful traditionally styled

KITCHEN / BREAKFAST ROOM

Featuring a range of fitted units to include base units with extensive work surfaces incorporating a four ring ceramic hob single drainer stainless steel sink top and a range of matching wall and display cupboards. A range of fitted shelving, a further peninsular unit with work top, a built-in double oven, plumbing for automatic washing machine and dishwasher. There is ceramic wall tiling to unit areas, windows to two elevations framing views over the landscaped gardens and grounds and the kitchen / breakfast room features a traditional open beamed ceiling. Double radiator, a walk-in shelved larder and oil central heating boiler.

Beyond the Kitchen / Breakfast Room is the:-

DINING ROOM

A truly splendid room for entertaining. It has a lofty high ceiling with an exposed beam, delightful panoramic views over the grounds extending to the Snowdonia Mountains, two double radiators.

INNER HALL

Double radiator and a staircase leading to the first floor. Adjoining the inner hall is the:-

STUDY

Featuring full height book shelving in mahogany with cupboards below providing excellent storage. Adjoining the dining room is:-

THE LOUNGE

This wonderful bright room features windows to three elevations, the fourth elevation having French Windows which lead out to the magnificent garden and grounds at Brynteg. From the lounge there are glimpses of the Menai Strait

extending to the mainland and beyond to the more distant Snowdonia Mountains. A stone fireplace with mahogany mantle and slate hearth, two double radiators, an exposed roof beam which provides a further fine feature for this character filled property. There are also wall light points.

BEDROOM THREE

Featuring a bank of fitted wardrobes and a double radiator and open beamed ceiling.

A SHOWER ROOM

With shower cubicle, pedestal wash hand basin, and low suite WC, radiator, towel rail and ceramic wall tiling. Wall light point and extractor fan.

FIRST FLOOR

LANDING

With shelved airing cupboard complete with hot water cylinder.

MASTER BEDROOM

With windows to two elevations both of which frame stunning and wonderful views that are available from Brynteg. Within the bedroom is a bank of fitted wardrobes featuring two double and one single with cupboards above. Two double radiators and an additional built-in double wardrobe.

BEDROOM TWO

With a fitted double wardrobe with cupboards above and also a built in double wardrobe and double radiator.

BATHROOM

With a ceramic tiled and panelled bath with electric shower above, vanity wash hand basin and low suite WC. Ceramic tiled walls, double radiator, electric shaver point and wall light point.

OIL CENTRAL HEATING

OUTSIDE

The true magnificence of this wonderful character filled cottage residence is initially appreciated on its approach. It is surrounded by beautifully maintained landscaped grounds nurtured for many years and featuring a wealth of shrubs, plants and trees. Extensive lawns extend around the property and a central feature comprises a natural rock outcrop into which are a wealth of plants, shrubs and set within the valley of the rocks themselves are two natural lily ponds. Crazy paved terracing extends from the property from which south facing views towards Snowdonia and the Menai Strait can be fully appreciated. The property is set within secure fence and hedge lined boundaries.

THE SUMMER HOUSE

Perfectly set within its own paved terraced area and facing

the setting sun this timber summer house is a truly wonderful place to capture the end of the day. It is only a short stroll from the cottage itself yet it has wondrous views over the grounds.

A concrete parking area will accommodate a number of vehicles and beyond this stone steps lead down to a stone built well which is believed to be of significant historical interest. A further driveway leads to a:-

DETACHED GARAGE

with an up and over door, side personnel door, light and power and a range of built-in storage cupboards and a Belfast sink with water connections.

Adjoining the garage is a workshop / potting shed



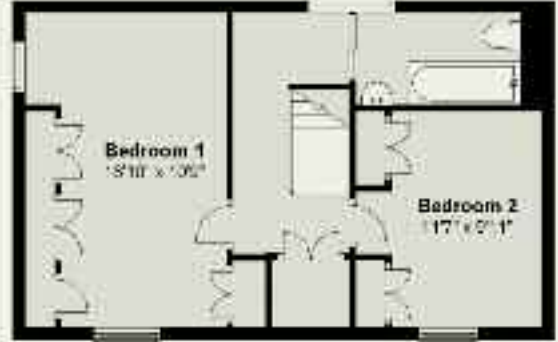


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Ground Floor
Approx. 1058.2 sq feet



First Floor
Approx. 421.0 sq feet

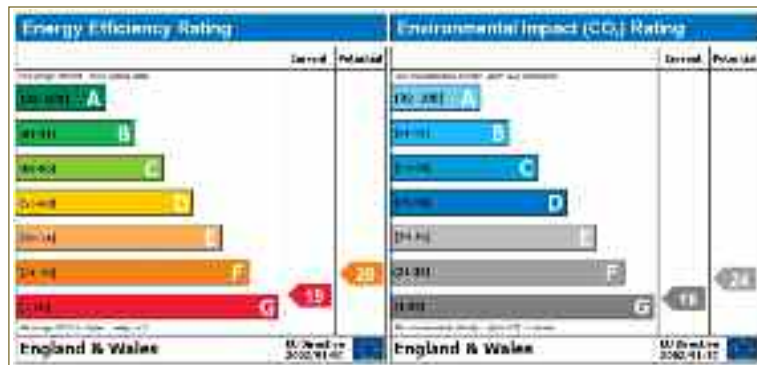


Outbuildings
Approx. 358.6 sq feet



Total area approx. 1837.8 sq feet

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested by Fine & Country and no guarantee as to their operating ability or their efficiency can be given.





Directions:

From the town of Menai Bridge take the A545 Beaumaris road and after 1 mile bear left along a country lane (almost directly opposite a large property in the design of a French Chateau). After a short distance proceed around the left hand bend and Brynteg Cottage will then be seen on the left hand side.

Viewing:

Arrangements to view the property can be made by calling Fine & Country on 01248 671315



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