

The Plas Gwyn Estate

Isle of Anglesey

For sale for the first time.



The Plas Gwyn Estate

FOR SALE AS A WHOLE OR IN LOTS

LOT 1:

Grade II* Listed Georgian country house

Lodge Cottage

Gardener's Cottage

Housekeeper's Cottage

Flat

Coach House

Further outbuildings and garages

Walled garden

Shrubbery

300.84 acres of gardens, parkland and woodland

Lot 1 includes a further 1,074 acres of sporting rights and
581 acres of mineral rights

LOT 1b:

Lodge cottage in about 0.29 acres

LOT 2:

144.29 acres of grassland

LOT 3:

41.65 acres of rough grass and wetland

LOT 4:

262.24 acres of woodland

LOT 5:

Farmhouse and outbuildings in 2.17 acres

LOT 6:

127.39 acres of grassland and woodland surrounding lot 5

LOT 7:

Farmhouse in 2.98 acres of gardens and woodland

LOT 8:

103.57 acres of grassland

LOT 9:

8.57 acres of saltings

LOT 10:

7.28 acres of foreshore

In all about 1001.27 acres (405.2 hectares).

A further 1,074 acres of sporting rights and 581 acres of mineral rights.

For Sale Freehold.

Viewing by appointment only.

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.







Trwyn Du Lighthouse



Red Wharf Bay



Red squirrel photographed on the estate

The Isle of Anglesey

Anglesey is an island off the north-west coast of Wales surrounded by the Irish Sea. It has a long and interesting history of human occupation with many historic monuments and sites still evident today. The Island has a dramatic landscape and the coastline, which is particularly beautiful, is designated as an Area of Outstanding Natural Beauty. There are a number of small towns on the Island, the largest being Holyhead with its direct ferries to Dun Laoghaire (Dublin) – just 2 hours away by fast ferry. Other towns include Llangefni, the Island's administrative centre; Beaumaris with its World Heritage Castle, pier and active yachting centre on the Menai Strait and Menai Bridge town adjacent to Telford's famous Suspension Bridge.

There are a number of popular landmarks and destinations on the Island including Treaddur Bay, Trwyn Du Lighthouse – illustrated, Stone Science, Red Wharf Bay also illustrated and the National Trust property of Plas Newydd. Anglesey has a strong agricultural, archaeological and sporting tradition as well as being a most attractive seaside destination within easy reach of the University City of Bangor and the magnificent mountains of the Snowdonia National Park.

Recreational activities abound on the Island including shooting, sailing, angling, cycling, wind surfing and jet skiing. Of particular note is the 124 mile Anglesey Coastal Path which follows nearly the entire coastline with its many fine beaches.

The Island has a strong identity and community spirit. It holds a number of cultural events including the annual Anglesey Show.



By road, Anglesey is linked from Holyhead to the mainland by the A55 which leads to Chester as well as the A5 which runs from the east of the island to Bangor via the Menai Bridge.

- Holyhead 26 miles
 - Chester 68 miles
 - Manchester 105 miles
- (Distances approximate)



By train, there are six railway stations on the island all of which are on the North Wales Coast Line. The trains are currently operated by Virgin Trains to London Euston and by Arriva Trains Wales to Chester, Manchester, Birmingham and Cardiff.



By air, Anglesey airport has a twice daily scheduled service to Cardiff International Airport where connections to the wider world can be made.



By boat, The Ferry from Holyhead is the principal sea link from central and northern England and Wales to the Republic of Ireland.





The Estate

The Plas Gwyn Estate is situated approximately 5.3 miles by road from the Telford's Menai Bridge in a wonderful rural position, approximately half a mile from the centre of the small village of Pentraeth and not far from Red Wharf Bay. The estate is situated in a dramatic and beautiful landscape, a close interaction between the sea, the coastline and the land. The estate has been in the same ownership for many generations and has never been offered for sale until now.

The landscape is undulating, predominantly comprising of grassland and woodland. It is well

suited to grazing livestock, particularly sheep and cattle. The estate has traditionally had an excellent and challenging shoot, with a great variety of named drives. Whilst the shoot is not currently active, the detailed records of shooting on the Estate are available for a prospective buyer to see. The game books show a wide range of different species including Woodcock, Snipe, Pheasant, Partridge and Wildfowl. The Estate, if sold as a whole, would enjoy sporting rights over a total of about 2,075 acres.





Lot 1: Plas Gwyn

The main house, known as Plas Gwyn, is a unique example of a Georgian Country House on the Island of Anglesey. It is well situated in a landscaped parkland which is approached down a long front drive with a beautiful cottage called Bangor Lodge at the entrance. The main house was built in 1754 (with later alterations) for William Jones and remains in the ownership of his descendants.

Plas Gwyn is Grade II* listed, built of red brick

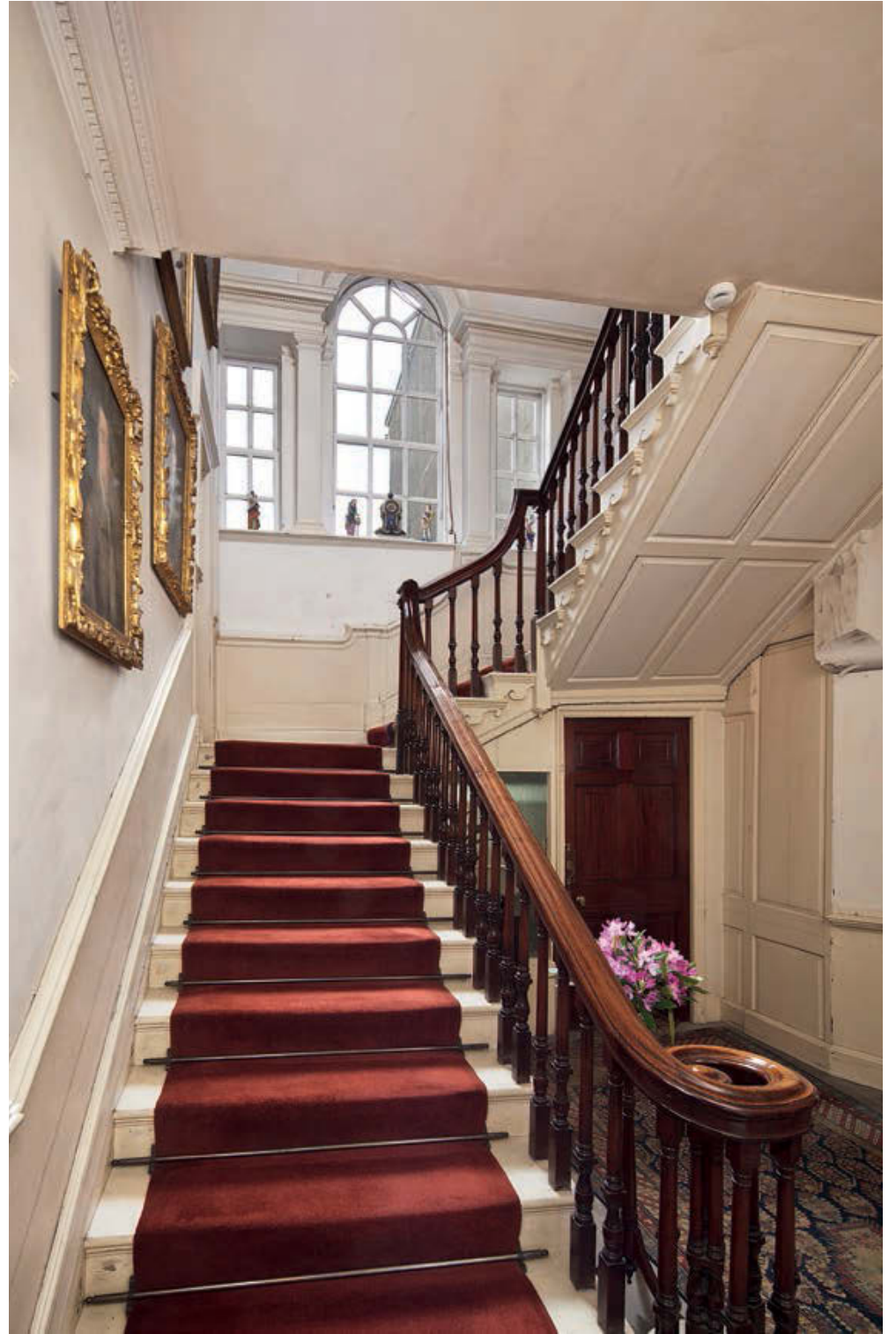
construction under a slate roof in a typical Georgian symmetrical design. Plas Gwyn retains many original Georgian features and has well proportioned rooms. Of particular note are the varied carved architraves and its fine set of mahogany doors. It does however require renovation and restoration for modern living. The main house is symmetrically arranged around a central inner hall. To the front is a large entrance hall, which is flanked by the library and the dining room. Off the

inner hall is the drawing room, which has particularly fine proportions at least in part due to the alterations in the 19th century which merged two rooms together with the addition of a bay window and two arches flanked by marble columns. Opposite the drawing room on the other side of the inner hall is a large kitchen, a particular feature of which is a recessed Aga. To the rear of the kitchen and other principal rooms is a full range of ancillary rooms including a butler's pantry, boot room,

ladders and WC. There is also a large cellar. On the west of the main house are further store rooms and a house keeper's flat.

The first floor has 7 principal bedrooms and 2 bathrooms. On the second floor, which has good ceiling heights, there are 9 further rooms and one bathroom.

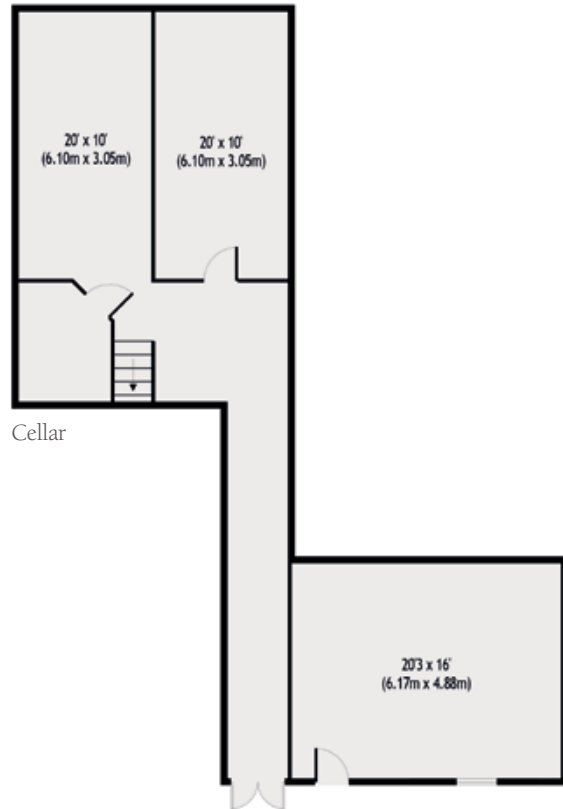
To the west of the house, and attached to it is the former laundry which forms one side of a cobbled courtyard.





- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage

Approximate Gross Internal Floor Area
 Plas Gwyn: 13,731 sq ft / 1,276 sq m



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



First Floor

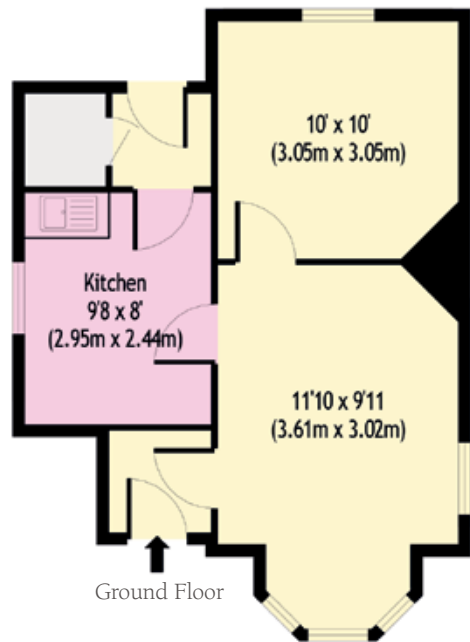


Second Floor



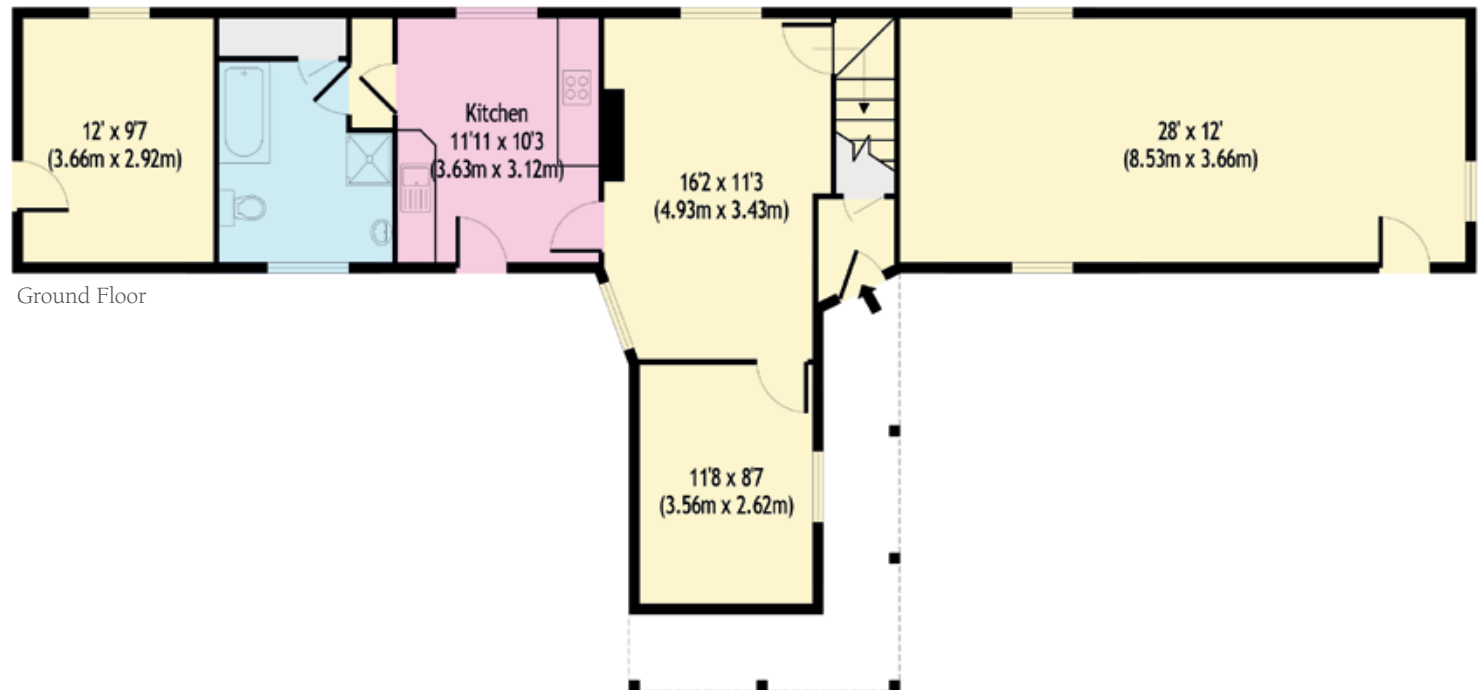
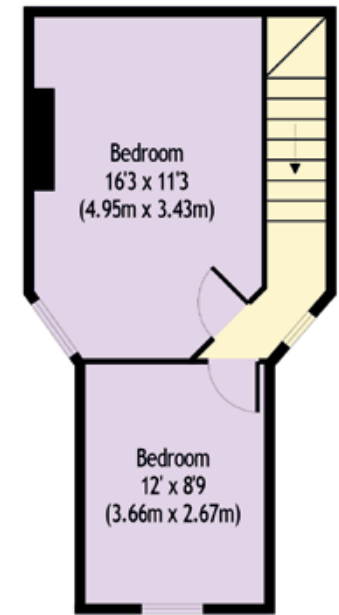
Lot 1 - Bangor Lodge

Approximate Gross Internal Floor Area
Bangor Lodge: 366 sq ft / 34 sq m



Lot 1 - Garden Cottage

Approximate Gross Internal Floor Area
Garden Cottage: 1,334 sq ft / 124 sq m



Lot 1 - Plas Gwyn Cottage and Outbuildings



Lot 1: Outbuildings

To the west of the house are a series of outbuildings that include a 3 bedroomed cottage, kennels, garages and various stores. To the side of the kennels is a fine stable block of stone, built in 1777 with two storeys. The stable block has a wide central pediment and doors on either side that lead to the harness room and stables. Between the house and the walled garden, south west of the other outbuildings is an 18th Century stone barn that is linked to the range of outbuildings attached to the walled garden. The walled garden is also adjacent to the Garden Cottage, which has two storeys and 2 bedrooms. There is also a vegetable garden and extensive shrubberies surrounding the house which allow the house to fit naturally into the parkland landscape and providing exceptional privacy.

Surrounding the house are 300.84 acres of parkland and woodland. The grassland is currently let on a Farm Business Tenancy. In addition there are a further 1,074 acres of sporting rights and 581 acres of mineral rights.



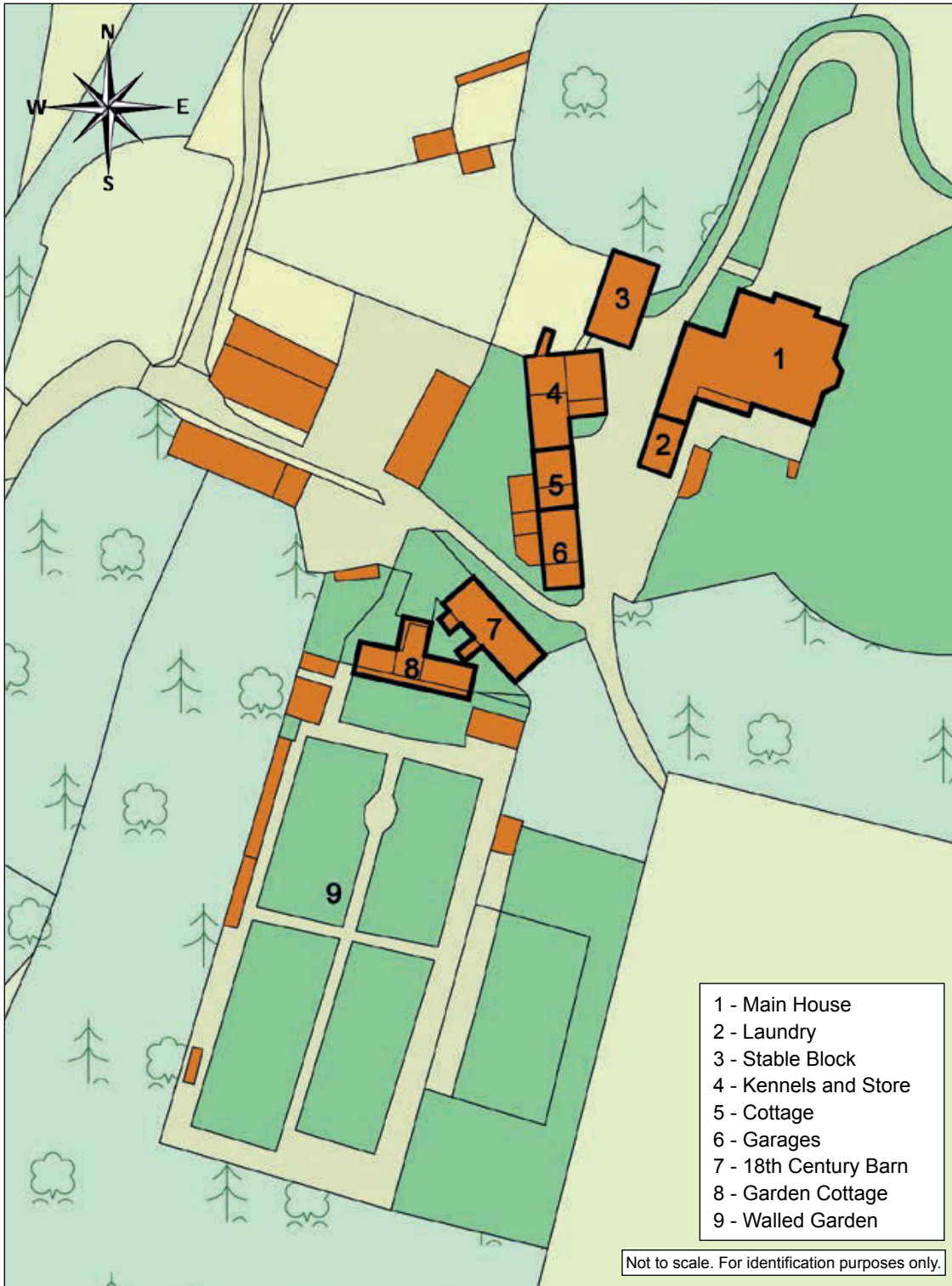
Lot 1 - Stable Block



Lot 1 - 18th Century Barn

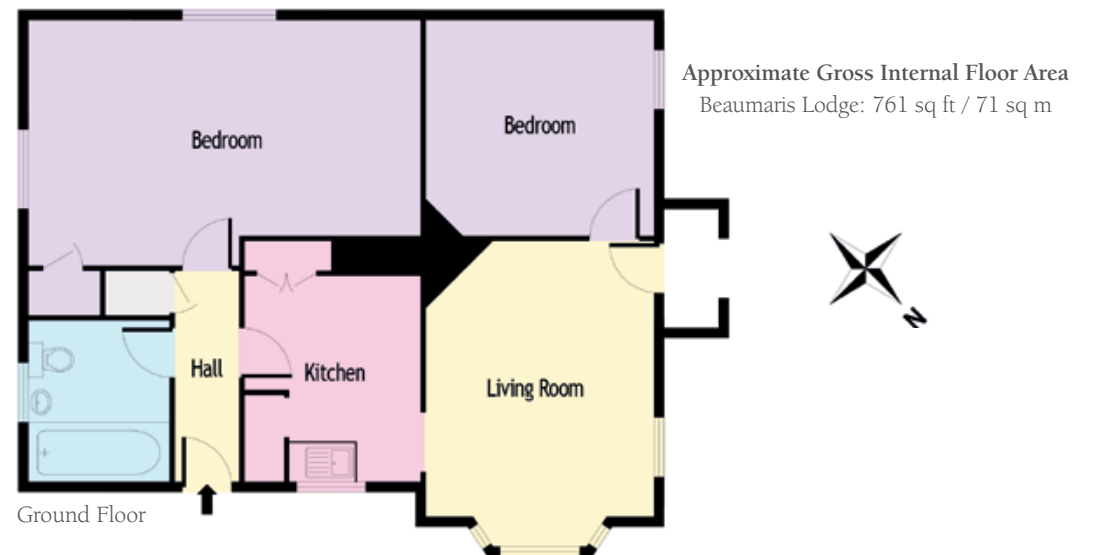
Approximate Gross Internal Floor Area
 Outbuilding and Cottage: 6,689 sq ft / 621 sq m





Lot 1b: Beaumaris Lodge

Beaumaris Lodge is situated on the edge of the park at the entrance of a former, but now disused, drive. It is of the lodge style built in a single storey with 2 bedrooms, a living room, kitchen and bathroom. The grounds amount to 0.29 acre. This property is currently let on an Assured Shorthold Tenancy.







Lot 2: Lower Parkland

144.29 acres of grassland sold subject to a 1986 Agricultural Holdings Act Tenancy.

Lot 3: Coed Vivian Land

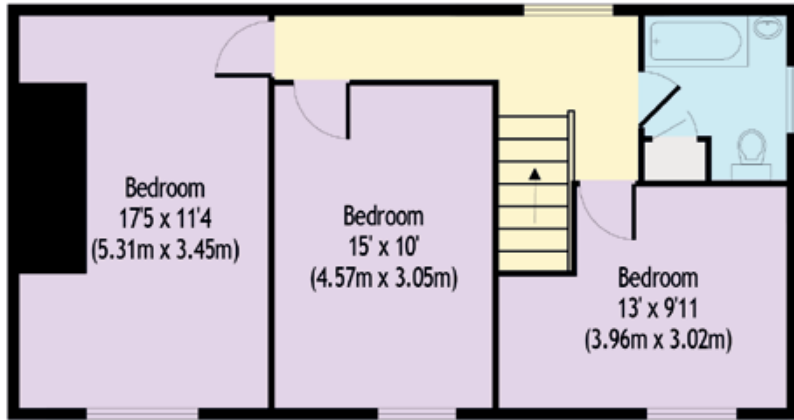
41.65 acres of rough grassland and wetland currently let on a Farm Business Tenancy.

Lot 4: Pentraeth Mountain

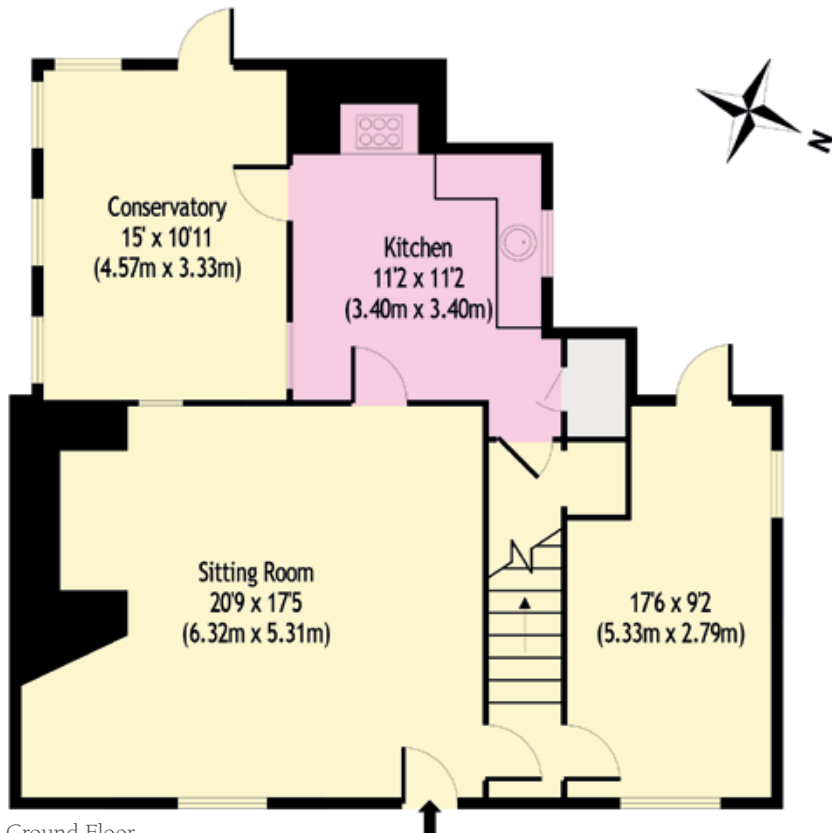
262.24 acres of woodland sold subject to a 999 year lease in favour of the Forestry Commission with a start date in 1950.



Approximate Gross Internal Floor Area
Fferam Gornoig Farm House: 1,480 sq ft / 139 sq m



First Floor



Ground Floor



Lot 5: Fferam Gornoig Farm House and buildings

Fferam Gornoig Farm House is wonderfully positioned. It comprises 2 reception rooms, 3 bedrooms, a bathroom, a kitchen and a conservatory. Adjacent to the farmhouse is a range of traditional farm buildings and one of later construction. This property is currently let on an Assured Shorthold Tenancy. In all about 2.17 acres.

Lot 6: Fferam Gornoig land

Surrounding Fferam Gornoig Farm House is 127.39 acres of grassland and woodland currently let on a Farm Business Tenancy.



Lot 9

Lot 7: Bwlch Cottage

Bwlch Cottage which is not listed, is an attractive and well-positioned cottage surrounded by mainly wooded gardens. It comprises 2 reception rooms, 4 bedrooms, a kitchen and a bathroom. This property is currently let on an Assured Shorthold Tenancy. In all about 2.98 acres of well planted garden, grass and woodland



Lot 7 - Bwlch Cottage

Lot 8: Ty Croes Farmland

103.57 acres of grassland sold subject to a 1986 Agricultural Holdings Act Tenancy.

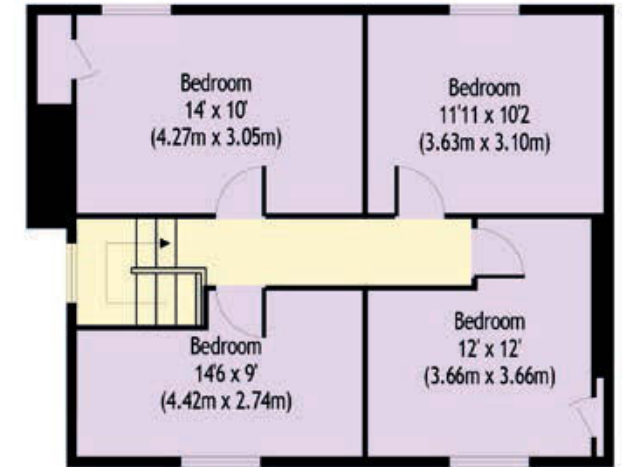
Lot 9: 8.57 acres of saltings

To be sold subject to a 1986 Agricultural Holdings Act Tenancy.

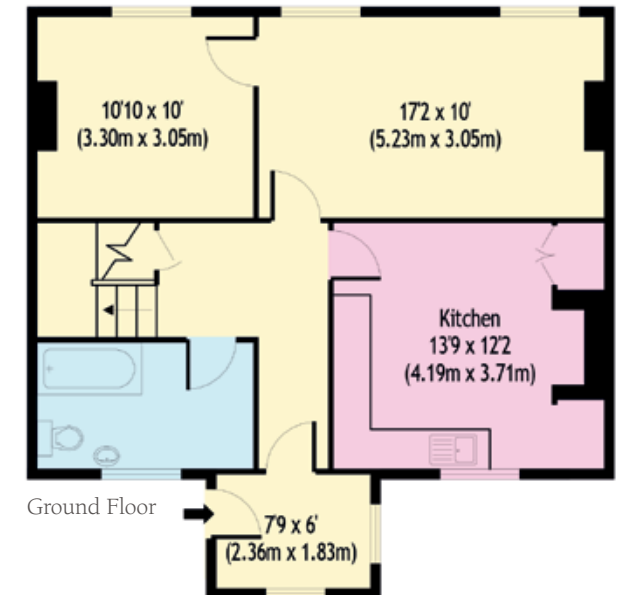
Lot 10: 7.28 acres of foreshore

Fabulous views of Red Wharf Bay and Pentraeth 'Mountain'.

Approximate Gross Internal Floor Area
Bwlch Cottage: 1,294 sq ft / 121 sq m



First Floor



Ground Floor

View from Lot 10





GENERAL REMARKS AND STIPULATIONS

Method of Sale

The property is offered for sale freehold subject to the various tenancies and leases.

Sporting, Timber and Mineral Rights

The sporting, timber and mineral rights in so far as they are owned are included in the freehold sale.

Easements, Wayleaves and Rights of Way

The property is offered as appropriate with rights of way either public or private, wayleaves, easements and other rights of way whether these are specifically referred to or not. There are a number of public rights of way over the Estate, for further information please contact the selling agent.

Plans, Areas and Schedules

These are based on the Ordnance Survey and are for reference only. They have been checked and completed by the vendor's agents and the purchaser will be deemed to have satisfied himself as to the description of the property. Any error or mis-statement shall not annul the sale nor entitle either party to compensation in respect thereof.

Local Authority

Isle of Anglesey County Council.

Services

Plas Gwyn, Plas Gwyn Cottage, Garden Cottage, Beaumaris Lodge, Bwlch Cottage and Fferam Gorniog Cottage have mains water, and private drainage.

Fferam Gorniog House and Beaumaris Lodge have LPG central heating.

Bangor Lodge has mains electricity only.

Fixtures and Fittings

All fixtures, fittings and chattels whether referred to or not are specifically excluded from the sale, including carpets, curtains, light fittings, freestanding domestic and electrical items, garden machinery and agricultural machinery.

VAT

Any guide prices quoted or discussed are exclusive of VAT in the event that that sale of a property or part of it or any right attached to it becomes chargeable for the purposes of VAT, such Tax will be payable by the purchaser.

EPC

The EPC for Bwlch Cottage is attached to the brochure. If it has been detached or lost please contact the selling agent for a copy.



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Photographs Dated: May 2015. Particulars Dated: June 2015. Kingfisher Print and Design. 01803 867087.

Postcode

LL75 8YL

Directions

After crossing the Menai's Bridge continue about 1.8 miles onwards. At the next roundabout take the second exit onto the B5420. At the next roundabout with the Four Crosses Inn beside it turn right on to the Pentraeth Road (A5025). Continue on this road for exactly 3.6 miles where the entrance lodge and front drive can be found on your right hand side. If you enter the village of Pentraeth you have proceeded too far.

Viewings

All viewings are strictly by appointment with Vendor's Agents.



