

# The Tythe Barn

Llangristiolus, Bodorgan, Anglesey



Jackson-Stops  
& Staff



People **Property** Places

A rare opportunity to create an individual property from a stunning Grade II Listed former tythe barn occupying a rural location with views to Snowdonia

## Description

The Tythe Barn is an architecturally impressive property built of dressed and rubble stone. On the 10th October 2016 planning application no. 36C49H was approved permitting conversion of the building to a dwelling. The relevant Listed Building consent has also been obtained and there is detailed supporting documentation in

relation to service installations, general design, and building materials which are to be used, further information for which is available from the agents by request.

The scheme has been designed so as to make best advantage of the impressive and unusual nature of the building, maximising the architectural detail and yet creating living space which is practical and comfortable for everyday living. Of particular note is the main living room which comprises over 50% of the footprint of the building and contains the kitchen together with dining and seating areas, beneath a high vaulted ceiling with king trusses. The layout will be conducive to family living or perhaps for a party downsizing from a larger property who wishes to retain a rural setting.

## Historical Note

The barn is located on land that was formally part of the Henblas estate being built for Henry Morgan and his wife Elizabeth in 1733, as noted from the date stone above the east doorway. The impressive scale of the barn serves to illustrate the prosperity of the estate and the importance arable farming played in the 18th century. The entry on the Statutory List of Buildings of Special Architectural or Historical Interest refers to the barn as 'an excellent example of an early C18 threshing barn, the largest such building on Anglesey'.

## Location

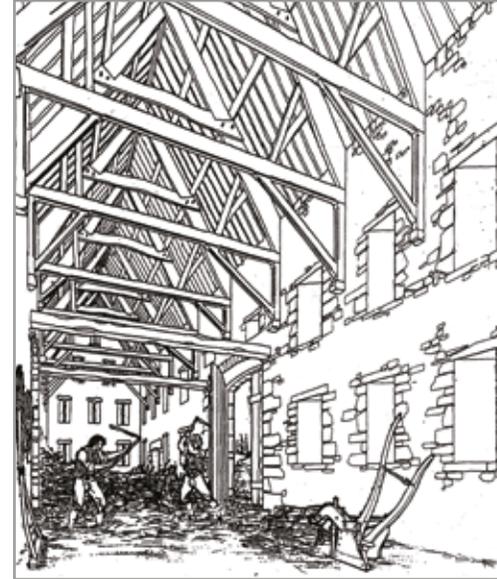
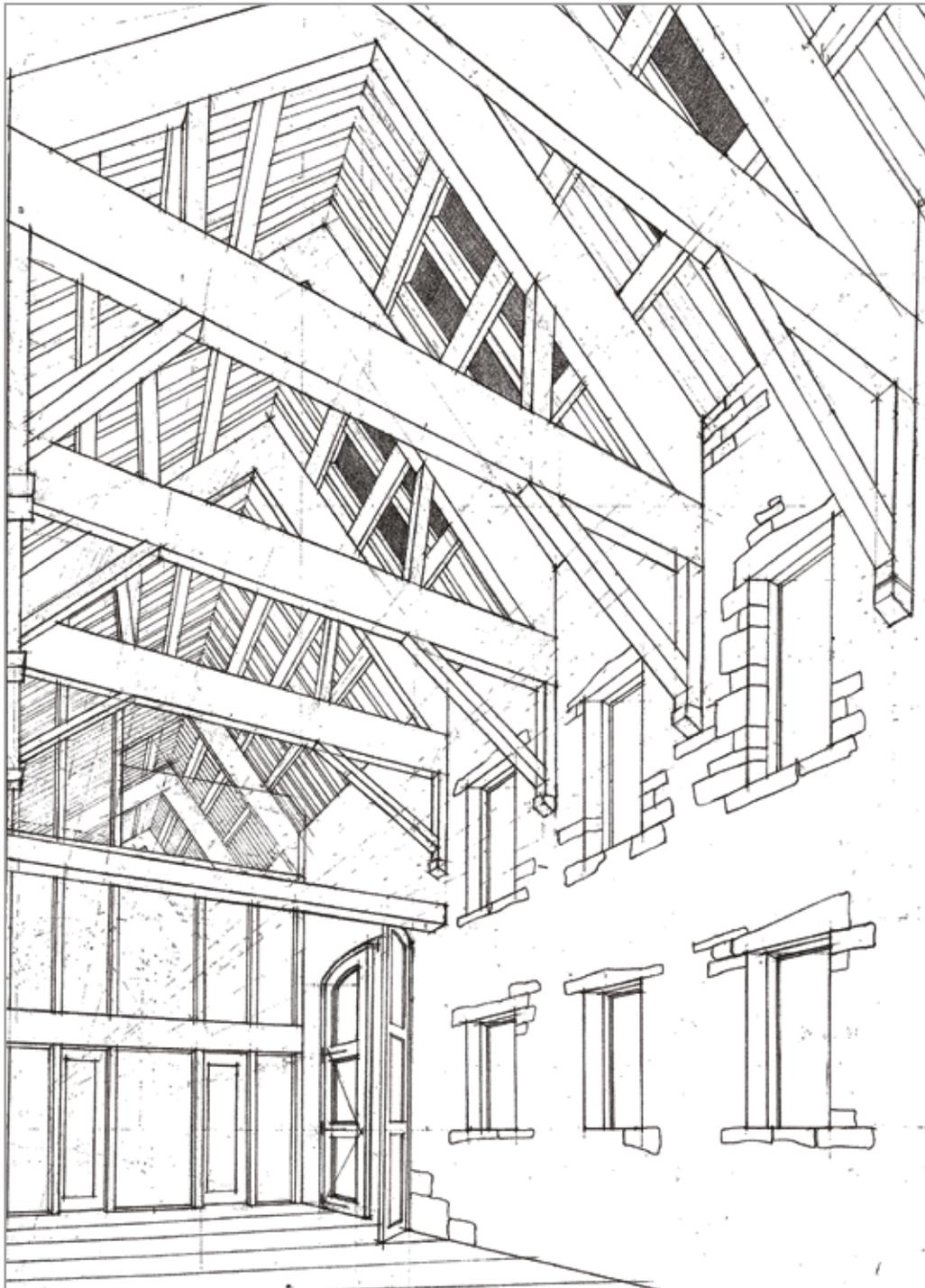
The property occupies a peaceful location in a particularly scenic and unspoilt part of the island. Set back from the lane and accessed courtesy of a

right of way across a neighbouring property The Tythe Barn enjoys a slightly elevated position with far reaching views across Anglesey against the backdrop of the Snowdonian Mountain Range to the east and along the Yr Eifl Range south.

The property is convenient for the county town of Llangefni which provides a range of local services for everyday needs including high street banks, doctors and dentist surgeries and supermarkets with both Menai Bridge and Bangor also nearby. There are several popular pubs and restaurants' locally including the prize winning Marram Grass at Newborough, Dylan's at Menai Bridge, the Oyster Catcher at Rhosneigr and the Ship at Red Wharf Bay.

On the recreational front the island is surrounded by wonderful coastline with numerous beaches many of which are only a short distance from the property, of particular note being Aberffraw,





The property enjoys excellent road and rail links being within a few miles of the A55 Expressway for travel across the North Wales coast linking with the national motorway network. There is a direct rail service from Bangor to London Euston via Crewe and for travel to Ireland, a daily ferry services from Holyhead to Dunleary.

## Outside

The Tythe Barn is approached via a track through adjoining land and thence through a 5 bar gate. To the west is a field surrounded by hedgerows and post and wire fence, to the east the land falls away but which is grassed and in places overgrown. To the south is a further building which was previously a cottage and offers potential for further development subject to obtaining any necessary consents. The site extends to approximately 2 acres.

## Directions

Proceed west on the A55 passing over the Britannia Bridge onto Anglesey. Continue for approximately 6 miles exiting the A55 at junction 6. At the roundabout take the third exit crossing back over the A55 then immediately take the first

Rhosneigr and Newborough from which there is a lovely walk either along the beach or through the forest to Llanddwyn Island which becomes separated from the mainland at high water. Other activities and attractions include the Anglesey Sea Zoo, Halen Mon and Foel Farm Park all at Foel, golf courses at Rhosneigr, Holyhead and Bull Bay, motor racing at Ty Croes and riding stables at Tal y Foel on the banks of the Menai Strait.



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exit onto Holyhead Road signposted for Rhostrehwfa. Continue up the hill for ½ mile and turn left onto the B4422 signposted for Aberffraw. Proceed for approximately 2.5 miles and having passed the entrance to Henblas look to your left and The Tythe Barn will be seen set back from the road on the left. Turn into the farm track and after a short distance bear right across the field to the gate to enter the property.

## Property Information

**Address:** The Tythe Barn, Llangristiolus, Bodorgan, Anglesey, LL62 5DL

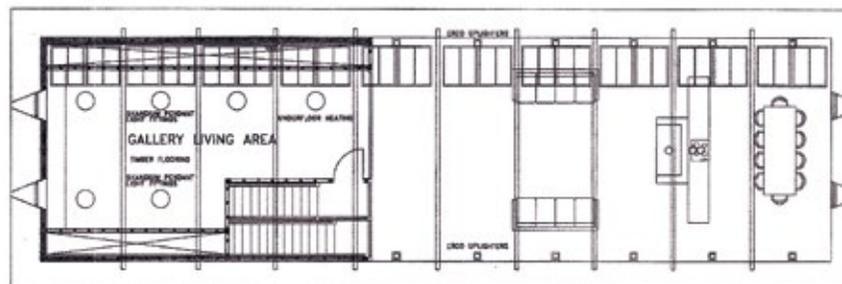
**Services:** There are no services to the property although a water pipe has been run from the the barn to the road to facilitate connection to the mains supply. The electricity will need to be brought overhead on poles. The planning permission provides for the property to be connected to a private drainage system.

**Local Authority:** Ynys Mon County Council.  
Tel: 01248 750057

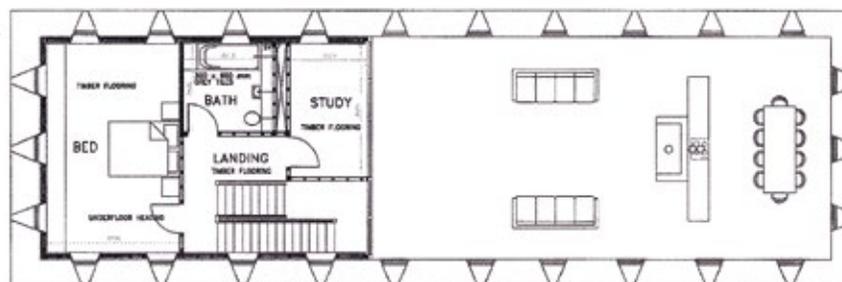
**Viewing:** Only by appointment with Jackson-Stops & Staff Chester office.

**NB:** Viewers entering the property should not go within 3m of either of the buildings. Entry into the buildings is strictly forbidden unless by prior arrangement with the agent. Appropriate personal protective equipment and supervision will be provided. The vendors and their agents accept no liability whatsoever for any damage or injury caused by entry to the premises.

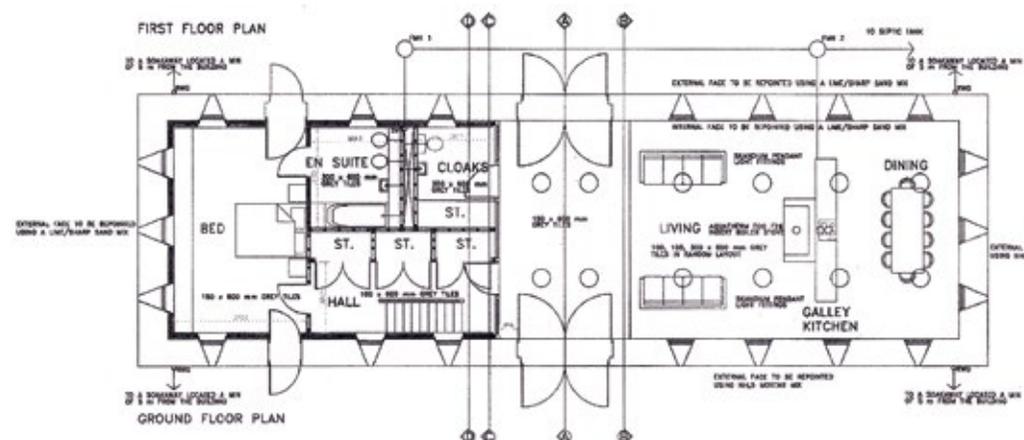
Second Floor



First Floor



Ground Floor



Proposed floor plans

**Important Notice** 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.