



Bodwina Bellaf
Gwalchmai, Holyhead, Anglesey, LL65 4RN

Bodwina Bellaf

Gwalchmai, Anglesey

Guide Price - £1,550,000

An exciting opportunity to purchase a large detached home with two storey three bay garage, extensive equestrian facilities, parking area and four holiday let cottages all set within 4.28 acres of land.

Bodwina Bellaf offers the space for multi-generational living, home and business on the one site, or just an impressive family home.

LOCATION

Gwalchmai – 1.5 miles

Llangefni – 4.5 miles

Menai Bridge – 11.8 miles

- Large family residence with a detached two-storey garage
 - Four fully furnished holiday let cottages
- Large range of outbuildings currently utilised for equestrian facilities, along with an arena and lunge pen.





THE PROPERTY

The main residential property takes centre stage on site with a sweeping driveway and ample parking space, complimented by a two-storey detached three bay garage. The secure garden area is perfect for children or pets to explore the outdoors whilst still being in sight of the main living area.

GROUND FLOOR

- **Porch/Hallway** – With useful storage area.
- **Downstairs W.C & Utility** – Toilet and wash basin with ample space for storage.
- **Kitchen/Dining Room** – Large open plan kitchen diner with island.
- **Conservatory** – Leading from the kitchen to the garden, a bright airy room.
- **Living Room** – Family room with log burner and doors on to the patio.
- **Snug** – Second family room with door to the yard area.

Oak staircase from the kitchen/diner leading to a large bright landing.

FIRST FLOOR

- **Bedroom 1** – Double bedroom with balcony and large full bathroom en-suite.
- **Bedroom 2** – Second double bedroom with en-suite.
- **Bathroom** - Family bathroom with bath/shower, W.C. and hand basin.
- **Bedroom 3** – Single room with large built in wardrobe.
- **Bedroom 4** – Single/Twin room with built in wardrobe.
- **Bedroom 5** – Double bedroom with built in wardrobe.

GARDEN

The lawn wraps around the conservatory, just off the kitchen and living space allowing for the ideal family friendly outdoor space.



OUTBUILDINGS

In addition to the main residential property is a detached three-bay garage with full length upstairs.

A further expansive set of outbuildings with a mixture of loose box and traditional stables across three barns, general storage barn and ample hardstanding for cars, horseboxes and machinery. There is also a floodlit arena with rubber/sand mix surface and post and rail fencing and a lunge pen.

Bodwina Bellaf would be an ideal location for a competition yard, livery yard, or private recreational use.

There is development potential for other businesses on site, subject to obtaining the relevant planning permissions.

LAND

The property sits in a total of 4.28 acres of freely draining soils. The land is classed as Grade 2 according to Agricultural Land Classification (Wales).

SITE DESIGNATIONS

Our initial searches found no site designations.

SERVICES

Mains water, mains electricity and private drainage.

COUNCIL TAX

E

EPC

E



HOLIDAY COTTAGES

An exciting opportunity to generate an income on site, with four furnished holiday lets already to be utilised for the season ahead.

Each cottage has the layout as follows:

Ground floor

Hallway with space for coats and boots.

An open plan kitchen/living space.

A large bathroom with w.c, hand basin, bath with shower.

First Floor

Two Bedrooms (mixture of double and twin rooms)

There is parking outside of the holiday lets which is separate from the parking area of the main property.

'The location is perfect for holiday let accommodation, with Anglesey Showground a stone's throw away, the A55 just a short drive, and a whole array of beaches within 30 minutes of the door there is plenty of opportunity to capture the market of work and leisure customers.'

DEVELOPMENT POTENTIAL

There may be further potential to develop additional holiday lets or camping facilities on site subject to obtaining the relevant planning permissions.





WHAT3WORDS LOCATION

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TITLE

The property is being sold freehold with vacant possession upon completion.

MONEY LAUNDERING LEGISLATION

Rostons Ltd must comply with Anti Money Laundering legislation. As part of the requirements, Rostons must obtain evidence of the identity and proof of address of potential buyers. Prior to an offer being accepted, all parties who are purchasing must provide the necessary evidence.

TOWN AND COUNTRY PLANNING ACT

The property not withstanding any description contained in these particulars, is sold subject to any development plan, tree preservation order, town planning scheme or agreement, resolution or notice.

ENQUIRIES & VIEWINGS

Please contact Alice Kearns at Rostons on 01829 773000 to enquire or to arrange a viewing.

All viewings must be booked in advance with the selling agent.



PUBLIC RIGHTS OF WAY, WAYLEAVES & EASEMENTS

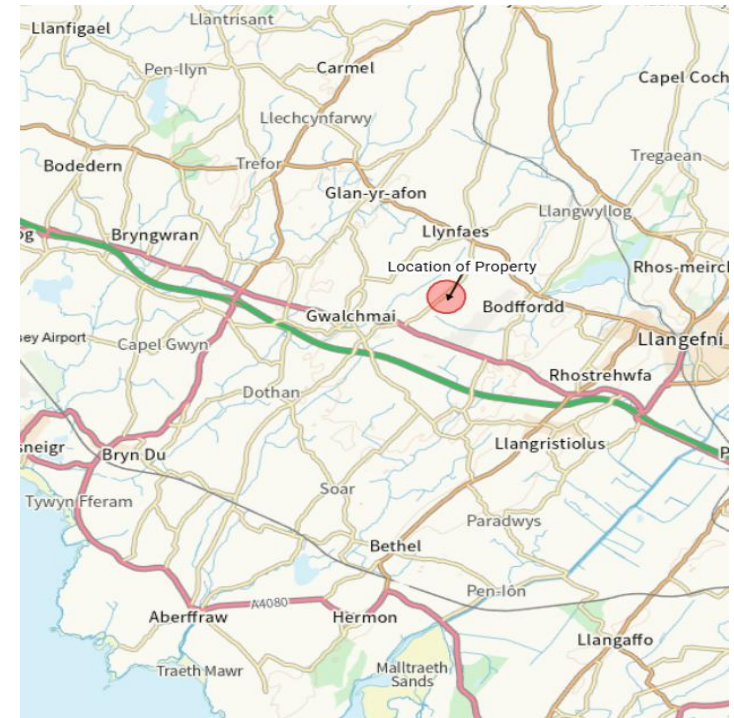
The property is sold subject to all rights of way, wayleaves and easements whether or not they are defined in this brochure.

SALE PLAN & PARTICULARS

The sale plan is based on the Ordnance Survey sheet. Prospective purchasers should check the contract documents. The purchasers shall raise no objection or query in respect of any variation between the physical boundaries and the Ordnance Survey sheet plan. The plans are strictly for identification purposes only.

DISCLAIMER

Rostons Ltd for themselves and the vendors of the property, give notice that these particulars, do not constitute any part of an offer or contract, that all statements contained in these particulars as to the property are made without responsibility and are not to be relied upon as statements or representations of fact and that they do not make or give any representation or warranty what so ever in relation to this property. An intending purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars. The Agent has not tested any apparatus, equipment, fixture, fittings or services and cannot verify that they are in working order or fit for their purpose. The buyer is advised to obtain verification from their Solicitor or Surveyor.



Bodwina Bellaf, Gwalchmai, Holyhead

Approximate Gross Internal Area

Main House = 2759 Sq Ft/256 Sq M

Garage Building = 1619 Sq Ft/150 Sq M

Stables = 9419 Sq Ft/875 Sq M

Miltan = 691 Sq Ft/64 Sq M

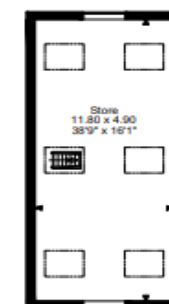
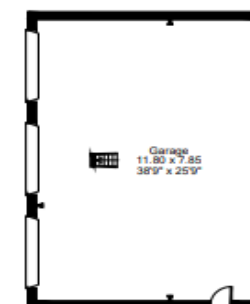
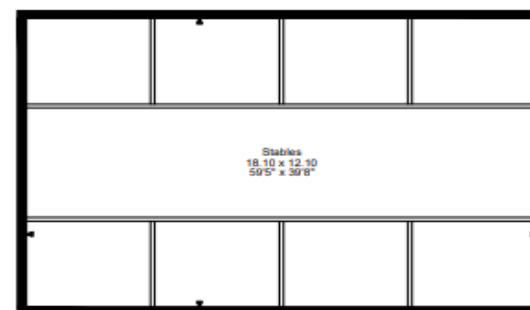
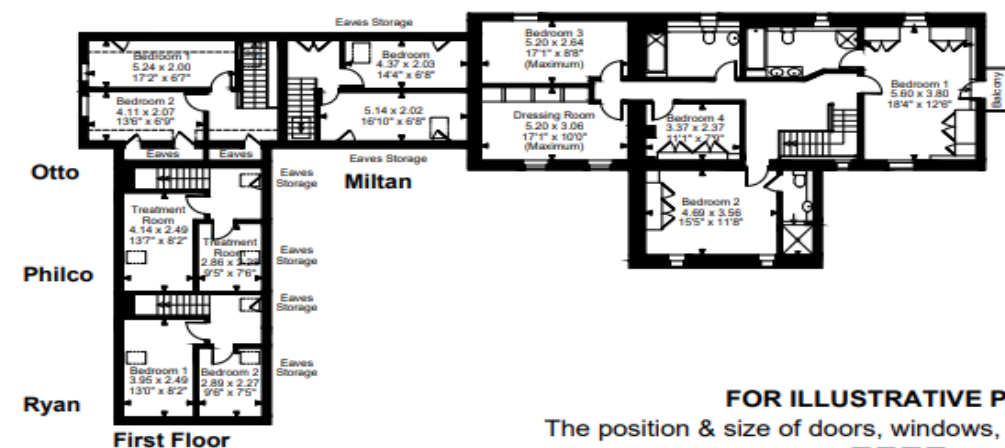
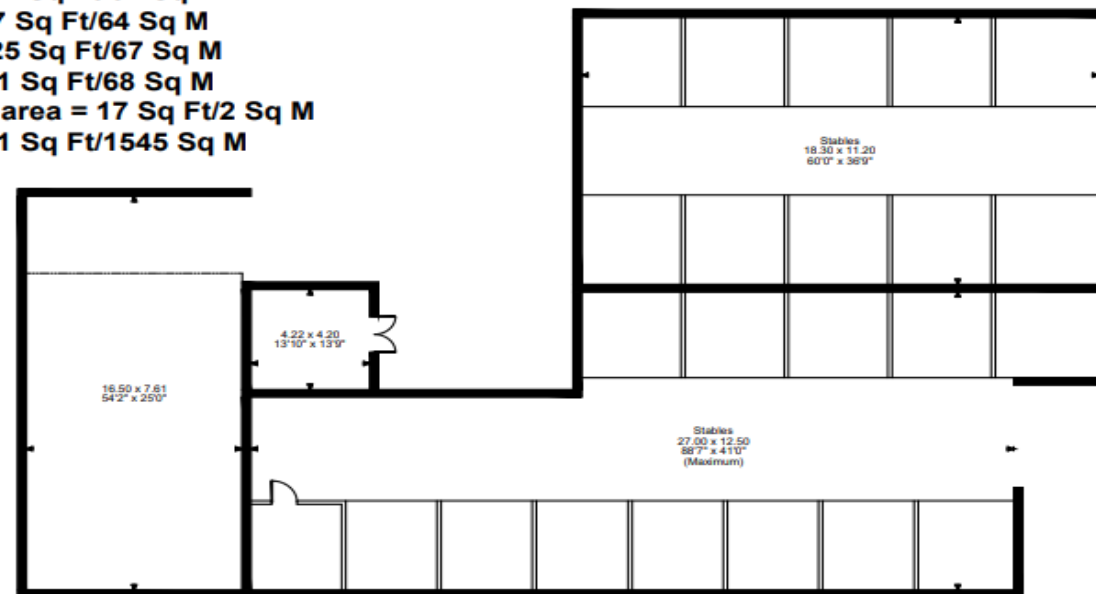
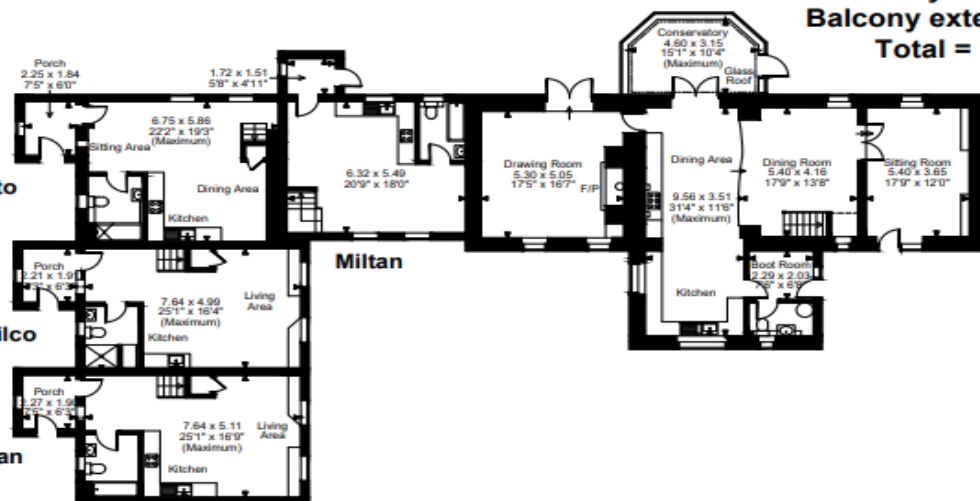
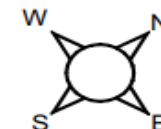
Otto = 687 Sq Ft/64 Sq M

Philco = 725 Sq Ft/67 Sq M

Ryan = 731 Sq Ft/68 Sq M

Balcony external area = 17 Sq Ft/2 Sq M

Total = 16631 Sq Ft/1545 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□□□□ Denotes restricted head height

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