



Tre Gof Farm/Caravan Park
Isle of Anglesey LL62 5EH

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£1,250,000

A superb 50 acre smallholding which includes a long established caravan and camping park, situated in a highly convenient location within central Anglesey.

A rare lifestyle business opportunity.

Tre Gof Caravan Park is located in central Anglesey in a highly accessible location within easy access of the A55 Expressway but in a wonderful countryside setting. The property includes a detached 4 bedroom former farmhouse, a range of traditional stone built former farm buildings and approximately 50 acres of good quality grazing land.

Whilst the holding and park require substantial investment, this is an excellent opportunity to re-develop and build upon the excellent reputation of this long established business.

A superb location for guests to explore the island and the splendour of the Snowdonia National Park.



Location

Central Anglesey in the Parish of Bodorgan, a short drive away from the bustling market Town of Llangefni, providing a range of shops and amenities. The A55 North Wales Expressway provides superb links to Holyhead and along the North Wales Coast towards Chester, Liverpool and Manchester.

TRE GOF CARAVAN PARK

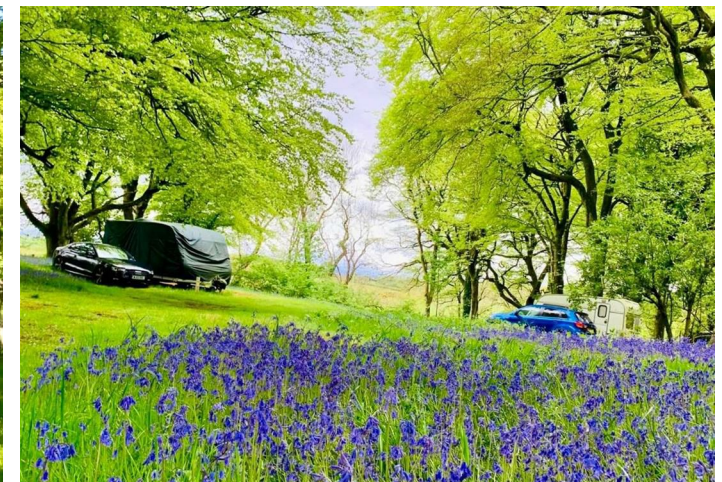
Licensed 48 van caravan park with 2 purpose built shower and toilet blocks and electrical hook ups. The site is located in a tranquil spot with pitches interspersed between wooded glades and undulating areas of sheltered gorse bushes. This has been a much loved family run business for many decades and offers a superb lifestyle business opportunity for a new owner to upgrade and develop into an ever evolving holiday destination within the island.

- * 48 pitches with electric hook ups
- * 2 shower and toilet blocks
- * Private setting away from the main farmstead
- * Convenient central location within easy access of many tourist attractions
- * Superb opportunity to expand and re-develop the site, subject to any consent required

THE FARM

Detached former farmhouse, which has been vacant for many years and is in need of upgrading and modernisation. The property retains it's original charm and character allowing the new owner the opportunity to renovate and re-model to suit their own individual lifestyle requirement. Courtyard arrangement of former farm buildings - some of which now require substantial repair, but offer superb re-development opportunities, subject to consent. In addition, there is a large modern former animal housing shed and barn, together with covered silage clamp. The land extends in total to approximately 49.02 acres of good quality level grazing land, arranged in several enclosures.

Accommodation



Farmhouse

Front Entrance Porch, Reception Hall - feature turned balustrade staircase leading off to first floor level, doorway to rear hallway.

Sitting Room 11'9" x 15'9" (3.59m x 4.82m)

Feature fireplace and hearth, window to front and side.

Lounge 16'4" x 13'5" (5.0m x 4.11m)

Overlooking front, tiled fireplace surround.

Rear Breakfast / Morning Room 14'7" x 13'8" (4.46m x 4.17m)

Overlooking rear, Rayburn and built in storage cupboard.

Walk in Pantry 13'8" x 5'6" (4.17m x 1.69m)

Cold shelf and storage shelving, downstairs w.c.

Kitchen 9'8" x 8'5" (2.96m x 2.59m)

Single drainer sink.

Rear Scullery 15'10" x 8'1" (4.84m x 2.48m)

Range of shelving, rear entrance porch.

First Floor

Landing with window overlooking front.

Bedroom 1 13'11" x 16'4" (4.25m x 4.98m)

Cast iron fireplace, front and side aspect.

Bedroom 2 16'2" x 11'8" (4.93m x 3.57m)

Cast iron fireplace, window overlooking front.

Bedroom 3 13'8" x 12'7" (4.17m x 3.84m)

Feature fireplace surround with cast iron inset overlooking rear.

Bedroom 4 16'3" x 8'5" (4.97m x 2.57m)

Overlooking rear.

Box Room 3'3" x 6'3" (1.0m x 1.93m)

Bathroom 13'7" x 7'9" (4.16m x 2.38m)

Cast iron bath, pedestal wash handbasin, low level w.c. and airing cupboard.

Outside

Garden area surrounding the farmhouse.

Range of stone outbuildings.

Modern 4 bay animal housing / barn (19.5m x 14.2m) including side lean-to.

Covered silage clamp (15.1m x 6.46m)



Directions:

Follow the A55 North Wales Expressway from Menai Bridge in the direction of Holyhead. Leave the A55 Expressway at Junction.

Services:

Mains water, electricity and drainage are connected.

Agent's Note:

The current owners are selling due to retirement and the site is now closed as of the end of October 2024.

Licence No: YMCS172

Planning Permission: V / 1419

Period of Occupancy: 14th of March to 31st of October

Proof of Identity:

In order to comply with anti-money laundering regulations, Iwan M Williams Estate Agents require all buyers to provide us with proof of identity and proof of current residential address. The following documents must be presented in all cases: IDENTITY DOCUMENTS: a photographic ID, such as current passport or UK driving licence. EVIDENCE OF ADDRESS: a bank, building society statement, utility bill, credit card bill or any other form of ID, issued within the previous three months, providing evidence of residency as the correspondence address.

Viewing:

By appointment through the agents, Iwan M Williams, 5 Bangor Road, Conwy, LL32 8NG, tel 01492 55 55 00. Email conwy@iwanmwilliams.co.uk



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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Floorplan To Follow

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