



**Bodwina Bellaf**  
Gwalchmai, Holyhead, Anglesey, LL65 4RN

**Rostons**   
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# Bodwina Bellaf

## Gwalchmai | Anglesey | LL65 4RN

Gwalchmai 1.5 miles, Llangefni 4.5 miles, Menai Bridge 11.8 miles  
(All distances approximate)

A large family home with a three-bay garage, equestrian facilities and four holiday cottages.

- Large family residence along with a three-bay garage
  - Four holiday cottages
- Large range of steel frame buildings currently utilised for stabling, along with an arena and a lunge pen
  - Set in 4.28 acres (1.73 ha)





## MAIN RESIDENTIAL PROPERTY

A substantial family home with detached three bay garage.

### GROUND FLOOR (Change room names as required)

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

Oak staircase from the kitchen/diner leading to a 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.

**FLOORPLANS** – Supplied within this brochure and available from the selling agent.



**BUILDINGS**

No	Dimensions (approx. sq. ft)	Description
1	2759	Main Residential Property
2	1619	Three bay garage with upstairs
3	691	Milton - Holiday Cottage 1
4	687	Otto - Holiday Cottage 2
5	725	Philco - Holiday Cottage 3
6	731	Ryan - Holiday Cottage 4
7	9419	Steel frame shed with mix of loose box and traditional stables
8		Steel frame shed with stables
9		Block shed with stables
10		Steel frame shed with stables
11		Agricultural building currently used as storage and horse wash bay

**PLANNING POTENTIAL**

There is significant development potential for the site, including further holiday let accommodation and commercial storage subject to obtaining the relevant planning permissions.

**THE LAND**

The property sits in a total of 4.28 acres, with approximately 2.28 acres of grazing and the remainder includes the buildings and all hardstanding.

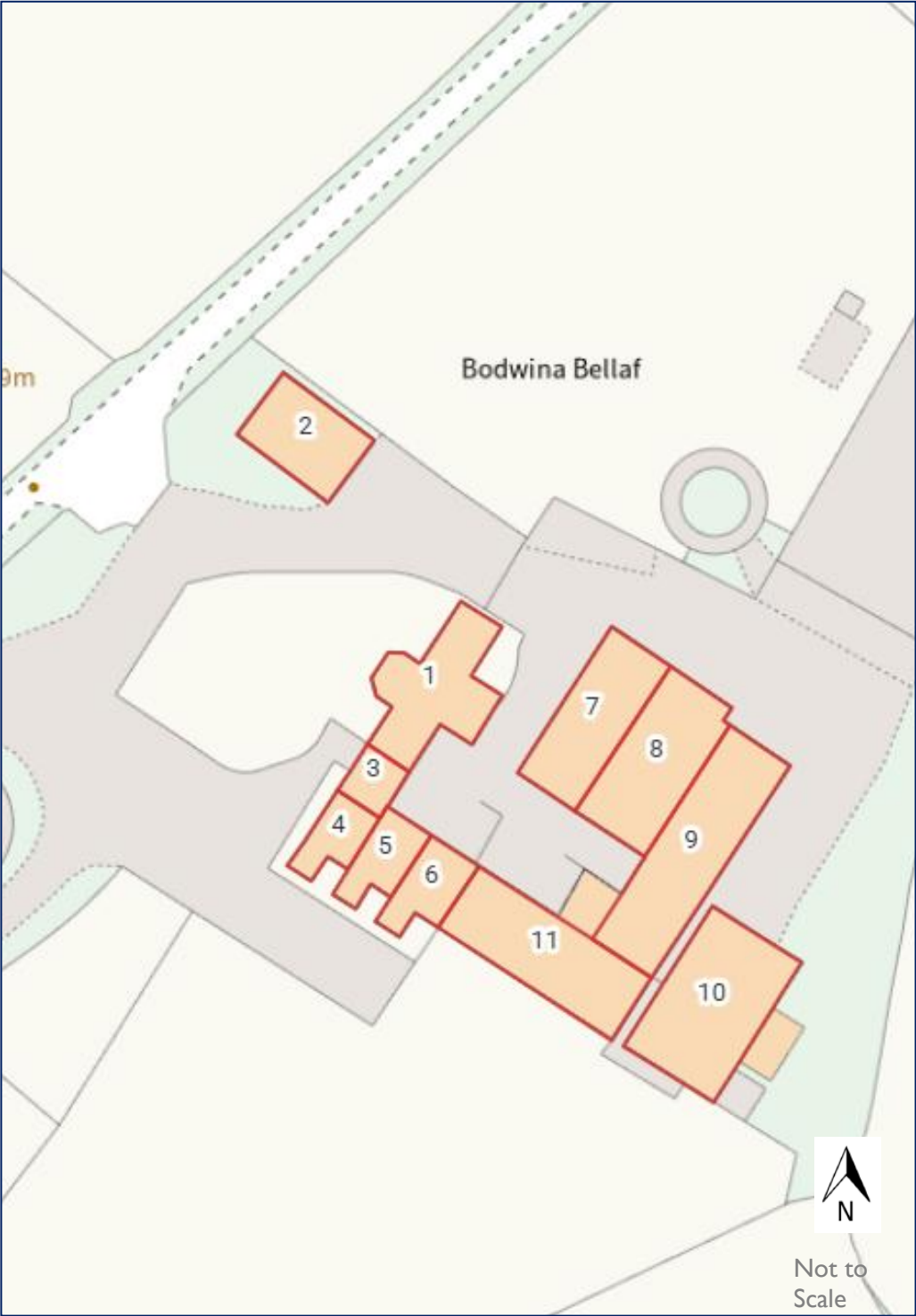
**SOIL TYPE & LAND GRADE**

According to Soilscares of England & Wales the soil is classed as a combination of “Soilscape 6”, described as freely draining slightly acid loamy soils.

The land is classed as Grade 2 according to Agricultural Land Classification (Wales) from Natural Resources Wales.

**SITE DESIGNATIONS**

No known designations.







## HOLIDAY COTTAGES

There are currently four holiday cottages, furnished to a high standard and ready to be utilised for the season ahead.

Each cottage has a layout as follows:

### Downstairs

Open plan kitchen/living space.

Large bathroom with toilet, hand basin, bath with shower.

### Upstairs

Two bedrooms (mixture of double and twin rooms).

There is ample parking surrounding the holiday lets which is separate to the main property.

In addition, there are two access points which gives the opportunity to have the holiday lets as a separate entity from the main property and stables if required.





## EQUESTRIAN FACILITIES

30 stables situated across three steel frame barns, lunge pen, floodlit arena and 2.28 acres of grazing. There is ample parking space for horseboxes and equipment.

### Stables

The stables are all split across three barns and contain a mixture of traditional stables and loose box style with gated fronts.

### Arena

A large arena with floodlights.

### Land

Grassland capable of turning out all year round. One paddock is largely flat and wraps around the southern boundary, whilst the other paddock gently slopes from the road towards the arena.



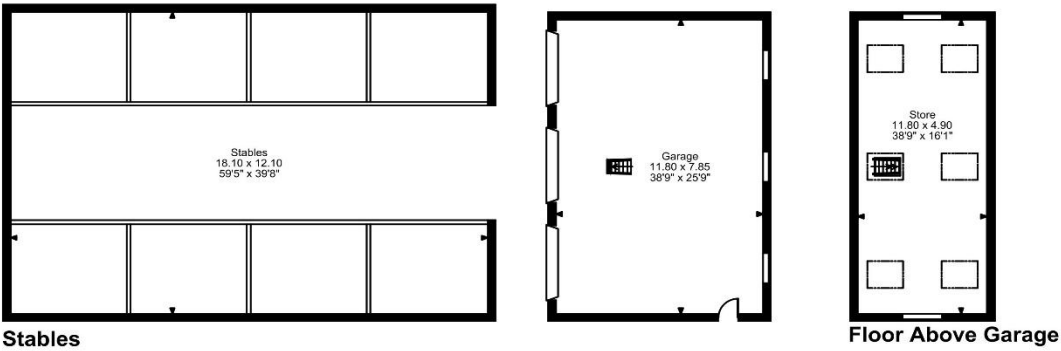
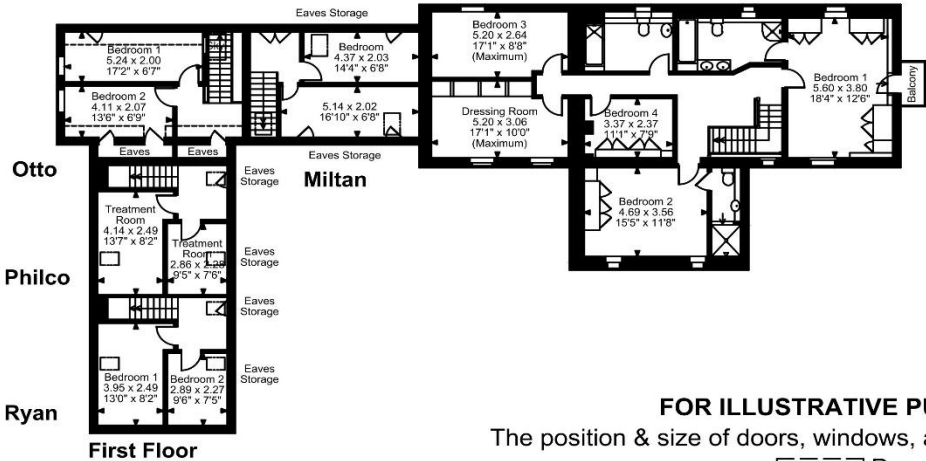
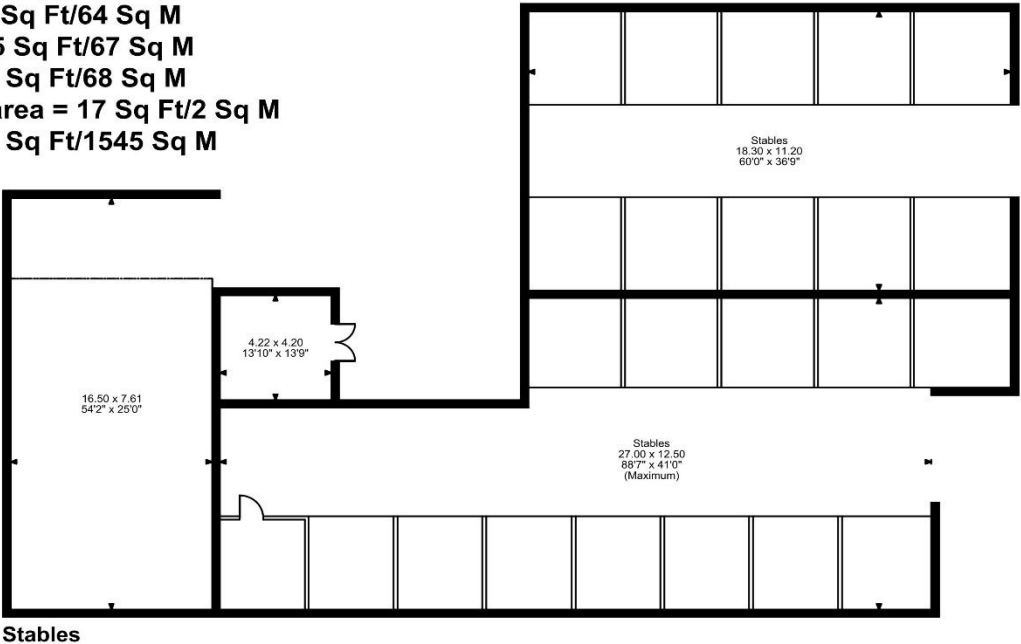
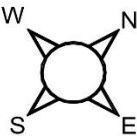


FLOORPLAN

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

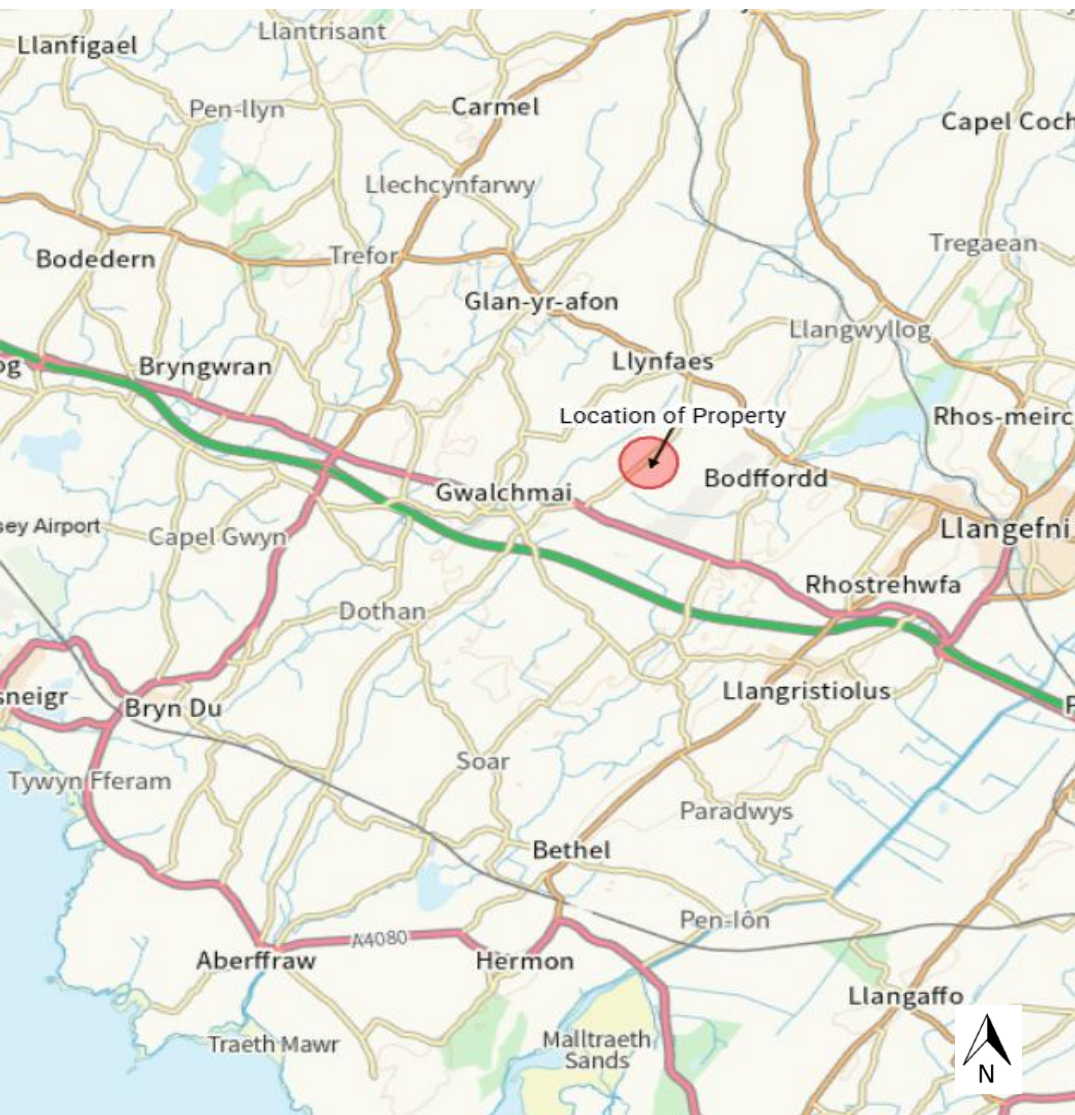


FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

□ □ □ Denotes restricted head height

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**LOCATION - WHAT3WORDS -** [///thrusters.swooned.sunk](#)

**FLOORPLANS** – Available from the selling agent.

**COUNCIL TAX BAND – E**

**EPC – E**

## EASEMENTS, WAYLEAVES AND RIGHTS OF WAY

The land is sold subject to, and with the benefit of all public and private rights of way, lights, drainage, cable, pylons or other easements, restrictions or obligations whether or not the same are described in these particulars of sale.

## VIEWINGS

We ask that all viewings of the property are made by prior appointment with the selling agents, by calling the office 01829 773000.

## 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.

## SALE PLAN AND 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 on the site and the Ordnance Survey sheet plan. The plans are strictly for identification purposes only.

## 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.

## TITLE

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

## SERVICES

Mains water, electricity and private drainage

### SELLING AGENTS

Alice Kearns  
Rostons Limited  
Chester CH3 9AU  
Tel: 01829 773000  
Email:  
[alicekearns@rostons.co.uk](mailto:alicekearns@rostons.co.uk)

### SOLICITOR

TBC

### LOCAL AUTHORITY

Anglesey County Council  
Llangefni,  
Anglesey,  
LL77 7TW  
Tel: 01248 750057  
Website:  
[www.anglesey.gov.wales](http://www.anglesey.gov.wales)



Rostons, West View House, Whitchurch Road, Hatton Heath, Chester CH3 9AU  
Tel: 01829 773000 | Email: [info@rostons.co.uk](mailto:info@rostons.co.uk)  
[www.rostons.co.uk](http://www.rostons.co.uk)

