


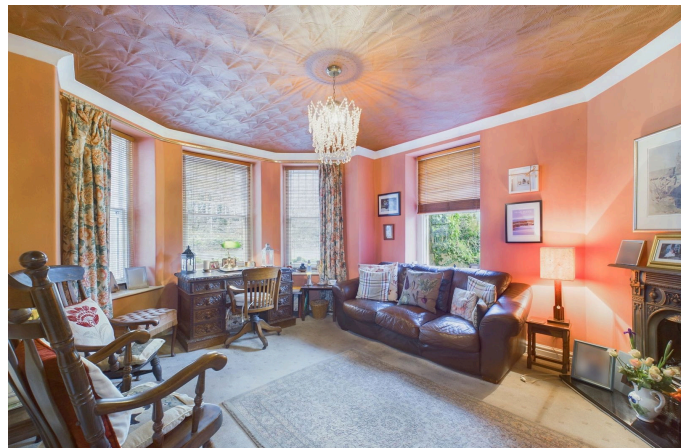
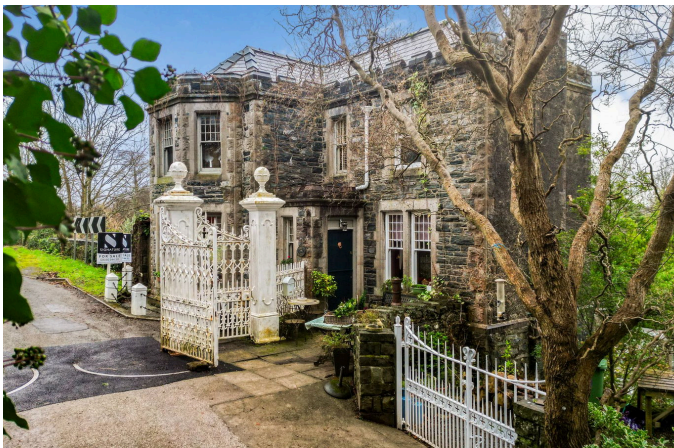


## White Lodge, Ffordd Caergybi

Offers Over £500,000

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- OPEN WEEKEND | 24TH & 25TH MAY
- Stunning Gardens and Grounds
- Income-Generating 5-Star Airbnb Annexe
- Ample Parking and Storage
- Viewing Is Highly Recommended
- Beautiful Grade II Listed Stone Lodge With Period Charm.
- Spectacular Countryside Views
- Versatile Living Spaces
- Close To Local Amenities While Offering a Rural Retreat Feel
- AGENT CODE : PA011





**OPEN WEEKEND | 24TH & 25TH MAY - CALL TO BOOK YOUR APPOINTMENT**

***SATURDAY 24TH MAY & SUNDAY 25TH MAY 11:00 - 14:30***

**Charming Grade II Listed Lodge with Stunning Grounds and Income Potential**

This magnificent dressed-stone Grade II listed lodge offers a unique blend of history, character, and modern convenience. Set amidst beautifully landscaped gardens with attractive countryside views, the property includes a self-contained annex currently operating as a successful holiday let. This versatile space offers the potential for passive income or multi-generational living.

Ideally situated on the edge of Anglesey, the lodge serves as an excellent base for exploring the island, while being just minutes from the bridge and the A55 Expressway, ensuring easy access to the mainland.

**Key Features:**

**Impressive Grounds:** The property boasts expansive, meticulously maintained gardens filled with mature trees, vibrant flower beds, and sub-garden areas. Multiple patios, seating areas, and decking provide idyllic spots to relax and entertain.

**Self-Sufficiency Potential:** The current owners rent an adjacent 2-acre field, half used for grazing pasture and half dedicated to fruit and vegetable cultivation, ideal for those pursuing a sustainable lifestyle.

**Income Opportunity:** The lower-ground-floor annex operates as a highly-rated 5-star Airbnb, offering a lucrative income stream.

**Flexible Living Spaces:** The home provides a variety of reception rooms, with spacious bedrooms, including a charming master suite with bay windows and countryside views.

**Additional Amenities:** The property features a garage with internal access, multiple greenhouses, sheds, and outbuildings, plus secure gated parking and an agreement for additional parking with the MOD.

**Accommodation:**

**Main House:** A welcoming entrance hall leads to the main reception room, a cosy snug with open fire, a well-equipped kitchen/breakfast room. To the first floor. There are two double bedrooms and a luxurious bathroom with a period-style roll-top bath and separate shower.

**Annex:** The annex includes a kitchen/breakfast room, lounge, bedroom, and shower room, with independent access and a connection to the main house.

## Air BnB Guest Reviews

This is a great spot for exploring Snowdonia and Anglesey - such a peaceful setting with easy access to all areas. Everything was perfect, and Sue and Pete are fabulous hosts. Great communication, beautiful setting and all the amenities. Amazing!

White Lodge is a lovely cosy flat in a beautiful Victorian house with wonderful grounds. It has everything you would want or need during your stay - and much more. The perfect hosts - so caring and considerate. The location is great to explore North Wales. We highly recommend White Lodge and would definitely come back. An absolutely fantastic stay!

A little corner of tranquillity! Great location for exploring both Anglesey and the mainland. Quiet and peaceful, but still close enough to the main A55.

It was lovely having breakfast overlooking the fabulous garden with the Menai Straits glistening through the trees. We were only minutes away from Menai Bridge village with lovely eateries and close to Beaumaris and Newborough Forest beach. We loved staying here and would definitely recommend to anyone!

It's the most magical place to be. The extensive gardens are host to fabulous wildlife. Birds, red squirrels, hedgehogs. Sitting out in the evening on your private raised patio, bathed in sunshine with a glass of wine cannot get any better. The apartment is fabulous and the hosts are the loveliest couple you could meet.

The location is fabulous; it is close to both the Britannia Bridge and Menai Bridge so is within easy reach from the mainland but is also only around a 30 minute drive from Holyhead or more rural beaches and villages across Anglesey.

### *Tenure: Freehold*

This extraordinary property offers a peaceful retreat with the potential for self-sufficiency, income generation, and a truly enviable lifestyle. Don't miss the chance to make this one-of-a-kind home your own.