



The Sportsman's Lodge Rhosgoch LL66 0AD  
Freehold Detached  
AUCTION STARTING PRICE £420,000

- Well Established And Successful Guesthouse / B&B
- 8 Bedrooms/8 Bathrooms/2 Receptions
- Beautiful Rural Countryside Location
- Enclosed Rear Paddock & Established Rear Gardens
- Short Drive To The Anglesey Coastline And Parys Mountain
- Solar Panels And Fire Alarm System
- Detached Laundry Room
- Services Mains Electric, Mains Water, Drains TBC, Central Heating Oil Fired

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### Property Summary

\*\*\*\*\*FOR SALE BY ONLINE AUCTION. \*\*\*\*\* Starting Bid £420,000 Terms and conditions Apply.

Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £420,000.... This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

If you've ever fancied running your own successful B&B on the beautiful Isle of Anglesey, then look no further. The Sportsman's Lodge has been a very successfully run B&B for many years and is now looking for a new owner to take over and carry the business on. With more and more people holidaying in the UK this fabulous opportunity offers great potential to anybody who is looking for a new venture while also benefitting from living in the gorgeous Anglesey countryside. This spacious and detached property has been looked after and maintained for many years by its current owners and offers eight bedrooms seven of which benefitting from their own en-suites. In addition to this the property offers a sizeable dining room leading through to the fully fitted kitchen with large oven and hob, perfectly adequate for cooking and serving guest breakfasts.

Externally the property offers ample outside space with a pretty and well-established rear garden with ample seating areas for guests, a useful and fitted laundry room to the rear and ample storage space and outbuildings. Also to the side of the property is a private carpark with ample space for guest parking and an enclosed paddock to the rear.

Viewing comes highly recommended to appreciate this fantastic opportunity.

Rhosgoch is a pretty hamlet sitting in the heart of the Anglesey countryside offering a quiet and rural way of life while also being only a short drive to the nearby market towns of Amlwch and Llangefni.

### LOCATION

Rhosgoch is a small rural Welsh village close to an Area of Outstanding Natural Beauty, on the beautiful North Anglesey Heritage Coast, and also close to the pretty seaside village of Cemaes Bay, which boasts three pubs, a few shops, a natural sheltered harbour and a Blue Flag sandy beach edged by grassy cliffs, ideal for safe bathing and family fun. The Isle of Anglesey is renowned for its miles of stunning and varied coastline, offering wonderful walking and cycling, renowned birdwatching, excellent water sports, fishing and many quality golf courses. The well-known Sea Zoo, National Trust Plas Newydd house and gardens and the wonderful 13th century Beaumaris Castle are all within reach on this beautiful island. A great location offering something for all the family including heading to the mainland to explore Snowdonia or hopping on a ferry for a day trip to Dublin from nearby Holyhead.

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## Accommodation

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## Tenure

Freehold: Title number WA822334

## Rateable Value

The current adopted rateable value is £3,800 as of the 1st April 2023.  
Sourced for VOA.

## EPC

Rating G (available upon request)

Council Tax Band A

## Exact Location

what3words ///squirts.office.human

<https://what3words.com/ways-to-use>

## Additional Information

For further information please contact our office direct on , or alternatively via e-mail on . With regards to viewing the subject property, this is to be done strictly by appointment through Keith Pattinson Commercial department. Please contact us to arrange an internal inspection, or to register your interest.

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#### Auctioneers Additional Comments

Pattinson Auctions are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

Please be aware that any inquiry, bid or viewing of the subject property will require your details to be shared between both the marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

This auction lot is being sold either by, conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via The Auctioneers or the Marketing Agents website.

#### Auctioneers Additional Comments

Your details may be shared with additional service providers via the marketing agent and/or The Auctioneer.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification and identity process in accordance with Anti Money Laundering procedures.

#### Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit of 5% of the purchase price of the lot subject to any special conditions detailed in the legal pack. The deposit will be a contribution to the purchase price. A non-refundable reservation fee may also be payable upon agreement of sale (Details of which can be obtained from the auctioneers website). The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

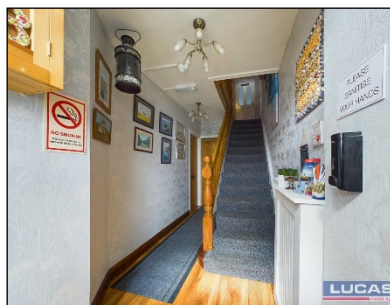
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Both the Marketing Agent and The Auctioneer may believe it necessary or beneficial to the customer to pass your details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

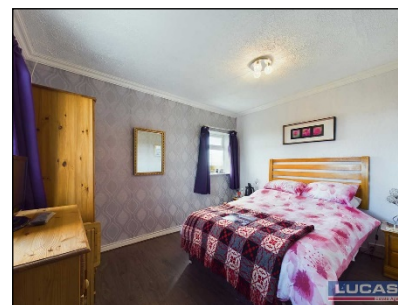
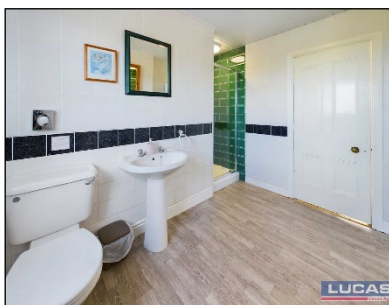
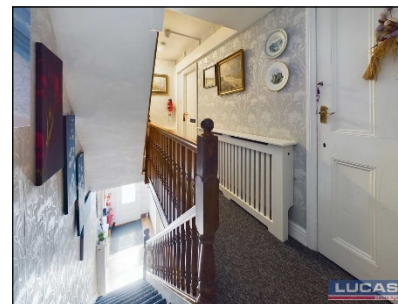
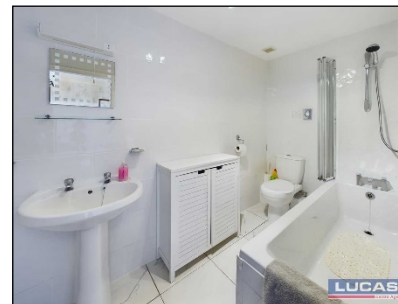
AGENTS NOTES: If you arrange a viewing of this property, you will receive a confirmation email in your inbox. Please make sure you check your 'spam' or 'junk' folder as it sometimes finds its way in there.

### Note to Customers

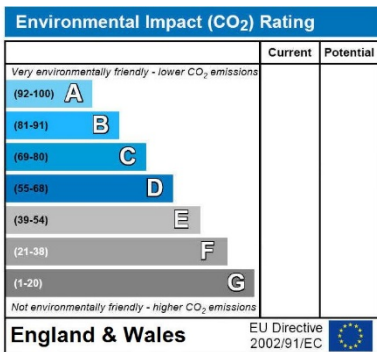
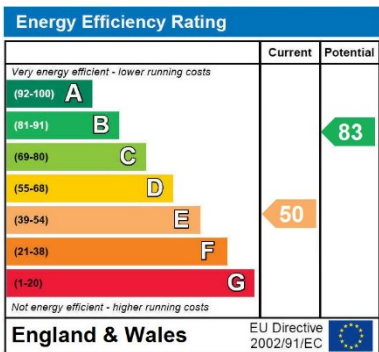
Lucas Estate Agents recommend clients/customers to use the conveyancing services of Mackenzie Jones Solicitors. The client/customer will receive a free, no obligation conveyancing quote from Mackenzie Jones Solicitors, should the client/customer proceed to engage the services of Mackenzie Jones Solicitors and a property transaction successfully completes, then Lucas Estate Agents will receive a referral fee of £120 inclusive of VAT. Lucas Estate Agents recommend clients/customers to use the financial services of FFP Solutions Ltd. With the consent of the client/customer, their details will be passed on to FFP Solutions Ltd to assist with their financial requirements. Should the client/customer proceed to engage the services of FFP and successfully purchase a product/service then Lucas Estate Agents will receive a referral fee of 50% of any commission earned by FFP Solutions Ltd



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<https://find-energy-certificate.service.gov.uk/energy-certificate/2439-9422-7000-0859-3206>

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This plan is illustrative only. Its details cannot be relied upon and no liability is taken for any errors.

Ground Floor



First Floor



Second Floor

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