



Henllys, The Old Police House Church Street Bodedern, Isle of  
 Anglesey LL65 3UD  
 Freehold Detached £465,000

= • Unique Opportunity To Acquire A Detached Former Police House With Adjoining Annexe & Equestrian Facilities

- 4 Bedrooms/2 Bathrooms/3 Receptions
- Set In Approximately 4 Acres Together With Generous Gardens
- Ample Off-Road Parking For Several Vehicles, Garage, Paddocks, Stables, Container, Static, Timber Shed & Poly Tunnel
- Boasts Stunning Countryside Views To Both The Front And Rear Aspects.
- Ideally Placed At The Edge Of The Semi Rural Village Of Bodedern & Is Only 5 Minutes' Drive To The A55 Expressway
- Services Mains Electric, Mains Water, Mains Drains, Central Heating Gas Fired

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### Property Summary

A Unique Opportunity To Acquire A Detached Former Police House With Adjoining Annexe & Equestrian Facilities In The Semi-Rural Village Of Bodedern, Set In Approximately 4 Acres Together With Generous Gardens, Ample Off-Road Parking For Several Vehicles, Garage, Paddocks, Stables, Container, Static, Timber Shed & Poly Tunnel. Henllys Also Boasts Stunning Countryside Views To Both The Front And Rear Aspects. The property Is Ideally Placed At The Edge Of The Semi Rural Village Of Bodedern & Is Only 5 Minutes' Drive To The A55 Expressway

The accommodation which benefits from gas central heating and double glazing briefly comprises door into a spacious breakfast kitchen with base and wall storage cupboards with complementary work surfaces, butlers ceramic sink with mixer tap, space for free-standing range cooker with canopy style extractor over, space for free standing dishwasher, complementary wall tiling, ceramic tiled flooring, windows to both side and rear aspect, continuing into the breakfast area with space for free standing fridge/freezer, ceramic tiled flooring, two windows to rear aspect, doors to understairs storage, door through into annexe area and door through into the living room with attractive fireplace with multi fuel stove set on stone hearth with timber beam over, recessed storage with display shelves over, windows to both front and side aspects overlooking the gardens and door off into the inner hall with stairs to first floor accommodation, doors off into sun room with quarry tiled flooring, glazed door to patio and rear gardens and continuing off the inner hall is a door off into the dining room with window to rear aspect overlooking the gardens.

Continuing off the breakfast area a door leads you through into the adjoining annexe, briefly comprising open plan kitchen/living area with base and wall storage cupboards with complementary work surfaces, stainless steel sin with mixer tap, space for free standing cooker with chimney style extractor over, space for free standing fridge, complementary wall tiling, window to rear aspect and ceramic tiled flooring continuing into the living area with sliding patio doors leading out to the patio and rear gardens and doors leading off into the bedroom 3 with low maintenance flooring, windows to both side and rear aspects ad door through into a spacious bathroom/wet room with non-slip flooring, extractor fan, shower area with mains shower, pedestal wash hand basin, low flush Wc, frosted window to rear aspect and separate door back into the living area.

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The first floor briefly comprises landing with access to loft space and window to rear aspect with views overlooking the drive, garage and fields beyond with further doors leading off into bedroom 1 with built in storage and window to rear aspect boasting super views overlooking the gardens together with equally impressive views of the paddocks and fields in the distance, bedroom 2 with built in double wardrobe storage and window to rear aspect boasting super views overlooking the gardens together with equally impressive views of the paddocks and fields in the distance, bedroom 4 with window to front aspect with views overlooking the drive, garage and fields beyond and completing the accommodation is the family bathroom briefly comprising panelled bath, pedestal wash hand basin, low flush Wc, ceramic tiled flooring, complementary wall tiling and window to rear aspect overlooking driveway and garage.

#### Externally

Ranch style double timber gates take you onto the concrete & gravelled driveway with a garage/workshop with power and lighting, water point and plumbing for washer with timber doors along with useful space at the rear for refuse and recycling along with log stores together with ample off-road parking for several vehicles with space for trailer, motor home/caravan. A galvanised gate leads to the elevated front paddock area with a container and static caravan sited on the land. Continuing at the front a timber gate at the right-hand side of the house takes you to the side gardens which are mainly laid to lawn with matures shrubs and stone wall bordering the boundaries. A pathway leads to the rear with an elevated patio terrace and steps leading you down to the generous rear lawned garden with established trees and shrubs bordering. Continuing along the path a timber gate leads into an enclosed vegetable garden with pathway leading to a spacious timber garden shed.

The pathway continues around the side of the property with a timber gate taking you to the rear with a galvanised gate leading into a paddock area with a stable block briefly comprising three adjoining pens together with a gate leading into the tack room storage area with two pens. Off the paddock are two galvanised gates leading into a larger paddock area with a poly tunnel and a pond at the edge of the paddock borders the boundary.

#### Location

A peaceful and friendly village, Bodedern sits in the heart of the wonderful Isle of Anglesey. In terms of amenities, it offers a welcoming pub, a shop and a Post Office. The entire island is bursting with unique things to see and do and is all accessible within a 30-minute drive. Close by are the neighbouring destinations of Holyhead and Trearddur Bay, the former abounds in charming shops and pubs as well as offering the striking Breakwater with its County Park. Meanwhile, Trearddur Bay is flanked by glorious, rugged coastline and sandy beaches and coves, as well as the picturesque South Stack Lighthouse. Travel to the other end of the island to visit the fabulous medieval town of Beaumaris with its dramatic castle and range of fun attractions. The world's second longest one-word place name, shortened to Llanfair PG, also sits nearby. Head to mainland Wales to spend a day at Llandudno, Conwy, Caernarfon or even the Snowdonia National Park for you outdoor enthusiasts.

Council Tax Band D £1954.98 2024/2025

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Exact Location

what3words ///beard.pronouns.ooms

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

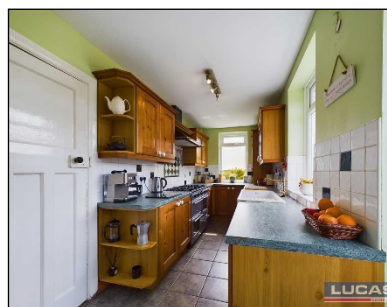
EPC LINK

<https://find-energy-certificate.service.gov.uk/energy-certificate/0764-3008-7208-2484-2204>

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.

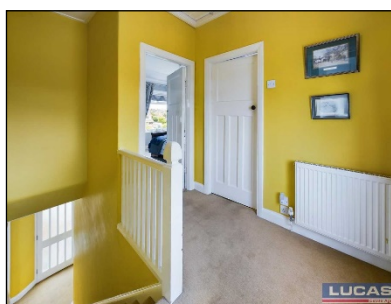
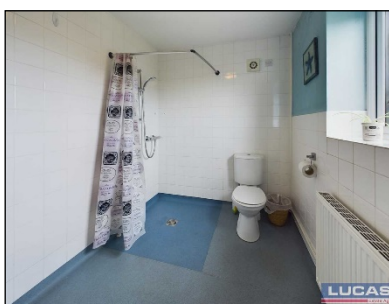
#### Note to Customers

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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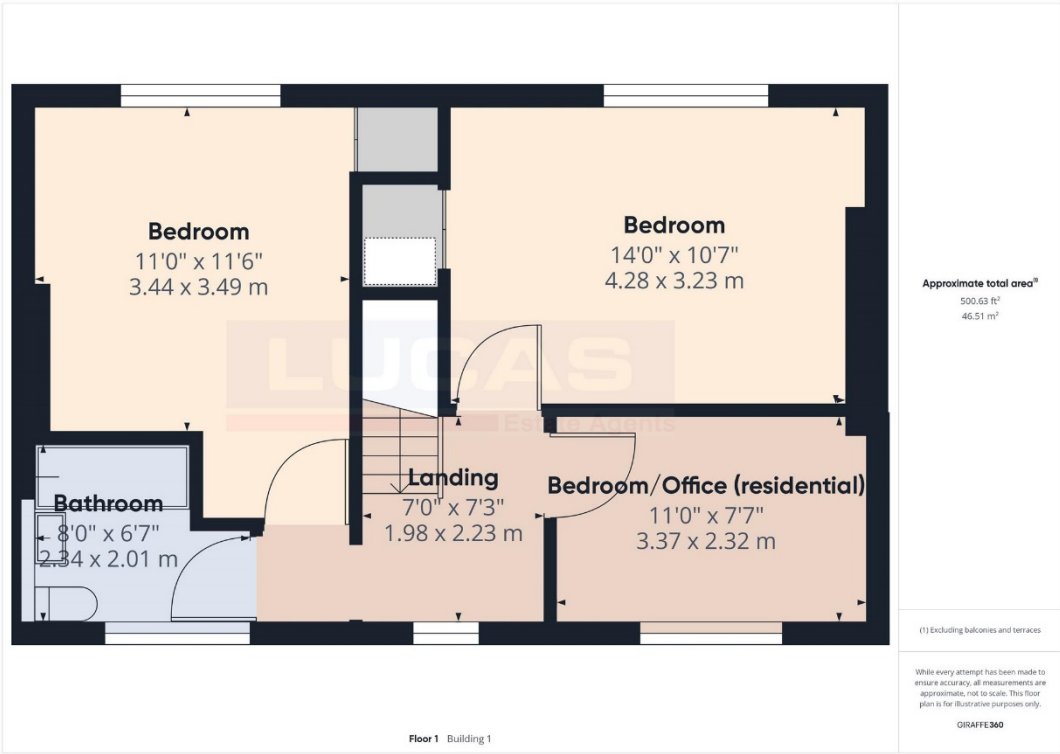




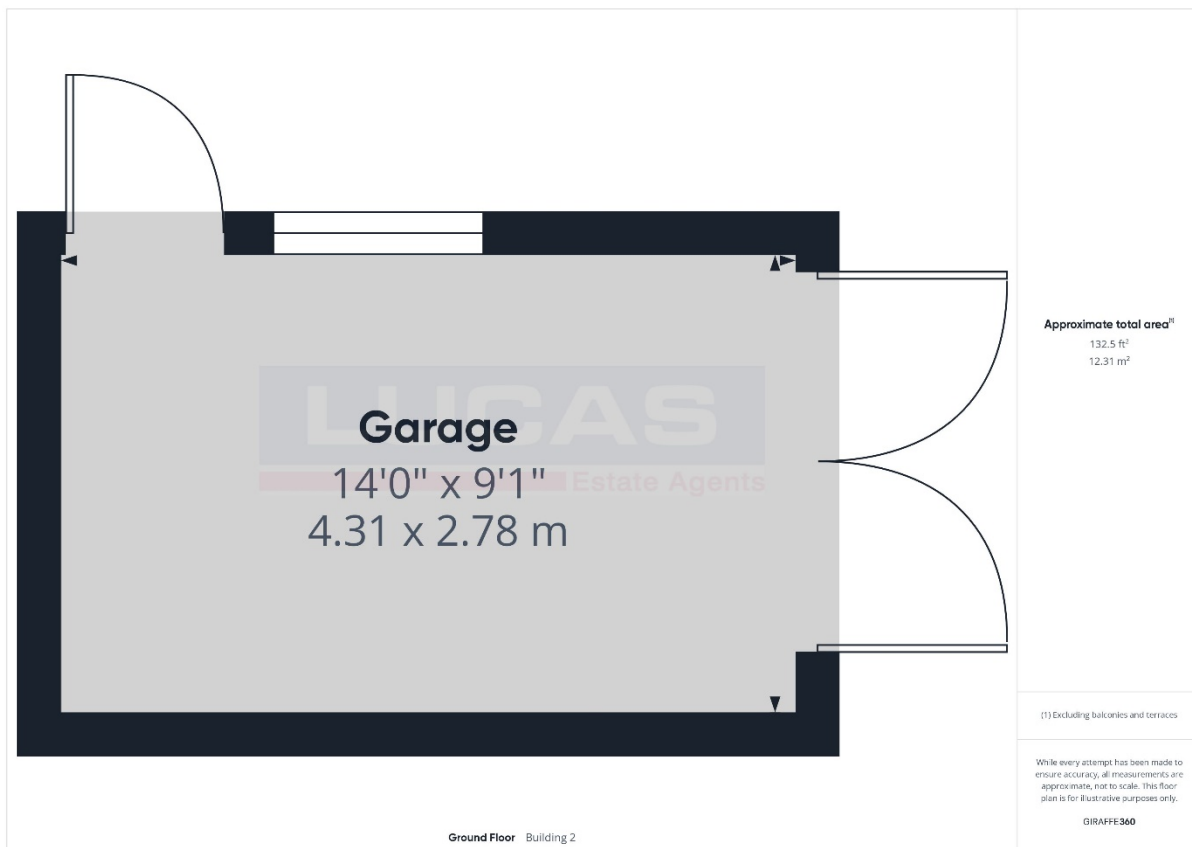
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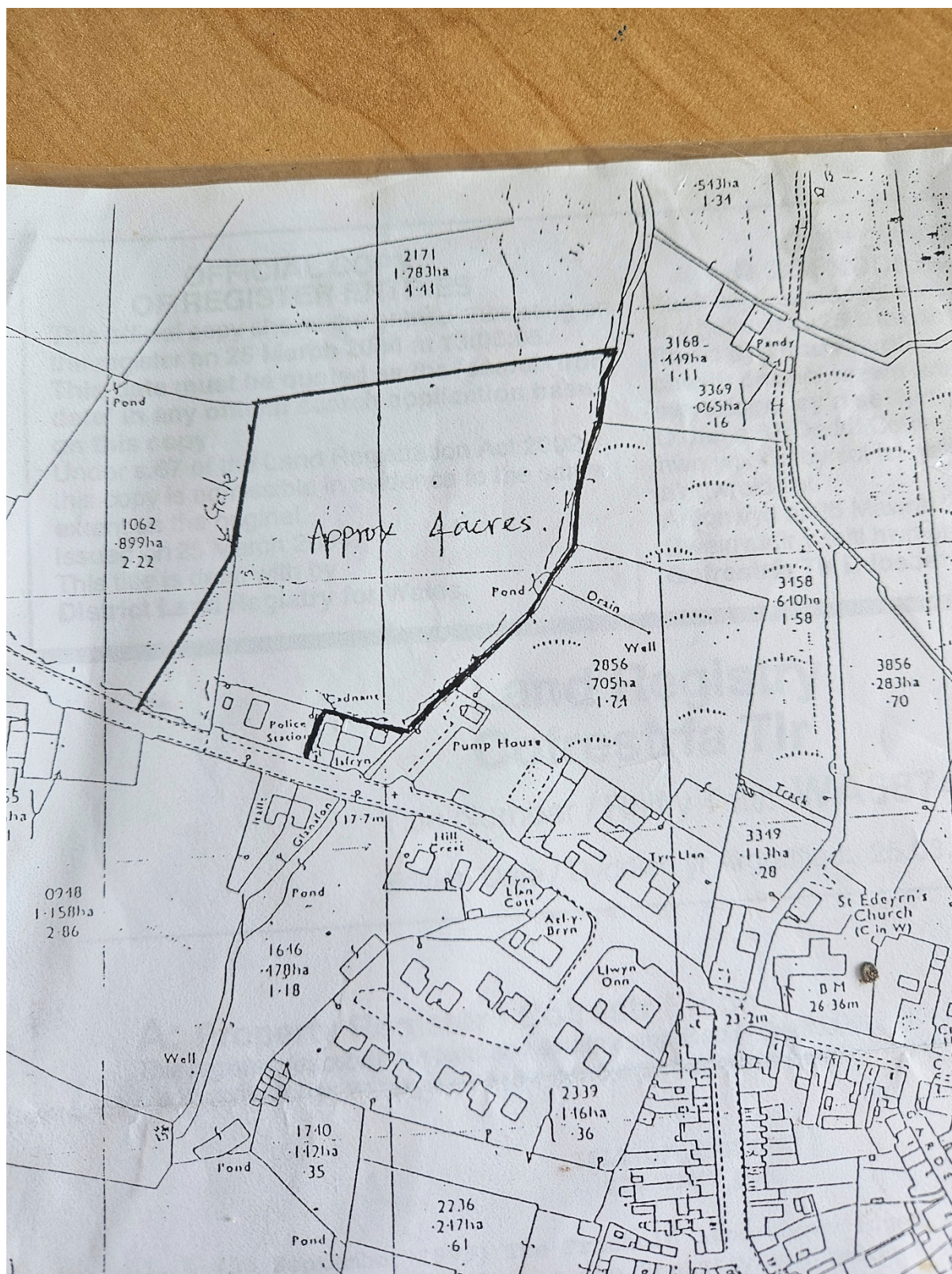


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