



Mount View Caravan And Campsite Llaneilian Road Llaneilian LL68
 9HU
 Freehold Detached £575,000

- Rare opportunity to acquire an existing & well-established caravan and campsite with 8 pitches and numerous income streams. Check out the following link mountviewcaravanandcamping.wales
- Google review rating 4.7/5, UKcampsite.co.uk rating 10/10, trip advisor rating 4.7/5
- Rustic Timber Cabin and modern static caravan both generating healthy income.
- Large Garage/Workshop/Barn with Solar Panels on roof generating income.
- Detached 2-bedroom Bungalow, together with various outbuildings and sheds.
- Chicken area, with 3 individual coops and chickens also generating income
- Potential to develop 1 acre paddock currently used for dog walking, into a further 10 camping pitches (subject to planning approval) generating further income.
- Set in a semi-rural location on the outskirts of the Town of Amlwch with excellent countryside views yet with all amenities close at hand.

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

Property Summary

This is your opportunity to purchase this highly rated & well-established caravan and campsite business, developed into what it is today by the considerable hard work of the current owners.

This fabulous property is in an idyllic semi-rural location on the outskirts of the town of Amlwch, on the beautiful Isle of Anglesey, where Mount View incorporates a range of useful outbuildings, sheds and a large barn / workshop.

Situated in the most gorgeous of settings, alongside a babbling brook, is this fabulous Detached property set within approx. 1.75 acres, consisting of an 8 pitch touring caravan site with 11 metered electric hook up points, a fully self-contained glamping pod, plus a modern and airy static caravan, perfectly positioned right in the heart of the luscious countryside, but still within walking distance of numerous pubs, cafes, and shops. Of the land within Mount View, a paddock of approx. 1 acre is currently being used for dog walking, but could, subject to planning permission, accommodate another 10 pitches / units.

Along with the business there is an immaculately presented 2 Bedroom detached bungalow that has a light and airy interior that has been finished to a very high standard. The property comprises of steps leading up to an outdoor patio terrace with sliding doors leading into a living/dining/sunroom with windows to front and side aspect, door leading out onto elevated terrace, walkway to inner hall and opening into the kitchen with windows to front & rear aspect boasting countryside views, door into the lounge with attractive timber fireplace with brick inserts, window to front aspect and window to rear aspect boasting fine views of open fields. From the kitchen there is stable style door into the utility room with ample space for free standing washer and dryer, windows to side and rear aspects and door leading out to rear patio area.

Continuing off the inner hallway are doors leading off into bedroom 1 & bedroom 2, both with windows boasting fine views of open countryside, plus access in bedroom 2 to a part boarded loft, and completing the internal accommodation is a bathroom with fitted bathroom suite.

The property is of standard construction, under a pitched tile roof.

A serious contender for those of you who are looking to invest in the beautiful Welsh countryside, along with the campsite, glamping pod & static caravan that generate a substantial income, the home and the scenery will have you the envy of all your loved ones.

Externally

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2 Basement Storage Areas 4m x 4.3m & 4.m x 3m

With power and lights, plus combination locks, diesel fired electric generator, (automatically set to operate if mains power fails)

Adjoining the property are doors leading off into facilities used by the campers / visitors

Utility / Washroom

With tiled inset worktops and sink unit, shelves, tiled wall and floor, plumbing for washing machine, window to front aspect and door leading out onto pathway.

Toilet

Low flush w.c., pedestal wash hand basin, complementary tiled walls and floor, extractor fan, door leading out onto side pathway.

Wet Room

Self-draining tiled floor and shower area with Triton electric instant shower, pedestal wash hand basin, complementary tiled walls, window to rear aspect and door leading out onto the rear pathway, extractor fan.

Outbuildings Comprising: -

Static Caravan "The Lodge"

A well-appointed static caravan briefly comprising steps into entrance hallway with built in cloaks cupboard, door leading off into a spacious open plan kitchen/living area, window to rear overlooking open fields, living area with built in seating and gas fire, windows to front, side and rear aspects, bedroom 1, large double, with fitted storage units and window to rear aspect, bedroom 2, small double or 2 singles, also with fitted storage units and window to rear aspect and bathroom with low flush w.c. & built in shower cubicle.

Summer House, Greenhouse, aluminium storage sheds & Timber Garden Shed.

2 Aluminium Sheds/Workshops 4.8m x 2.1m both with up and over doors.

Bathroom & Separate wc used by the campers and visitors

Timber steps with door into a separate toilet, with low flush wc. pedestal wash hand basin, adjoining which are further timber steps leading up to the shower room with mains fed shower & pedestal wash hand basin.

Timber cabin "The Cabin"

A fabulous rustic timber cabin located next to the stream comprising decked pathway with stable style doors into the cabin, a kitchen/living/bedroom area with built in cupboards, three windows to side and rear aspect, two Clerestory windows to front, door to an inner hallway with shelving and clothes rail and door into a spacious bathroom comprising large walk in shower cubicle, high rise wc & pedestal wash hand basin. Externally a timber gate leads on to the decked path that runs to the rear of the lodge with seating area overlooking the stream with a bespoke sink with mixer tap and storage under together with a pergola style covered roof whilst to the side is a decked area leading to a log fired hot tub with pergola style covered roof.

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Workshop/Garage/Barn

A substantial unit with a high roller shutter door, personal door, 16-amp & 13-amp power, LED batten lighting, concrete floor, roof top solar panels (fully owned & generating approx. £800 pa.) and two enclosed storerooms to the rear of the building, along with CCTV system 2.

Office/Reception

A spacious unit with power and lighting, plus independent telephone and WIFI connection, along with CCTV system 1.

Grounds

A stoned driveway leads to an extensive parking area to side with ample room for numerous vehicles and in turn leading to rear workshop/garage and then onto the camp site. To the front of the property there is an enclosed chicken run area that extends to the side stream (Eggs are currently sold to a local restaurant generating approx. £800 pa.) To the side of the property is various concrete patio seating areas with access gates. A meandering well-kept rock fenced stream running down the side of the stoned drive leading to the rear paddock & camp site.

The seller has advised us that they have undertaken extensive works to provide a level well drained camping site, (numerous land drains were installed in 2021), with 11 (digitally metered) electric hook ups/power points, numerous water taps and hoses, and various other facilities inc. WIFI, CCTV coverage, grey water & chemical waste disposal. Set in approx. ¾ of an acre this makes for an idyllic small Camp Site with flower bed boundaries, shrubs, bushes and trees overlooking countryside.

Paddock

Adjoining and accessed from the rear of the camp site, are galvanised gates leading into a parcel of land, approx. 1 acre, currently used as a dog walking area, but could, subject to planning permission, accommodate another 10 pitches / units, or could be turned into paddocks for horses or livestock. The paddock does have mains water plumbed in.

Location

Located on the outskirts of the town of Amlwch, being semi-rural with excellent views yet with all major amenities close at hand. A short walk from Mount View is the coastal path, heading west to Cemaes or East to Moelfre and beyond. Walk to and explore the lesser-known bay of Porth Eilian, and onto the picturesque lighthouse at Point Lynas, popular with paddle boarders, wild swimmers and walkers looking for a quieter more tranquil spot than other more traditional seaside villages on the island.

Agents Notes

Council Tax Band D £1996.56 2024/2025

Broadband Up To 22 Mbps

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Exact Location

what3words ///dominate.really.vacancies

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.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
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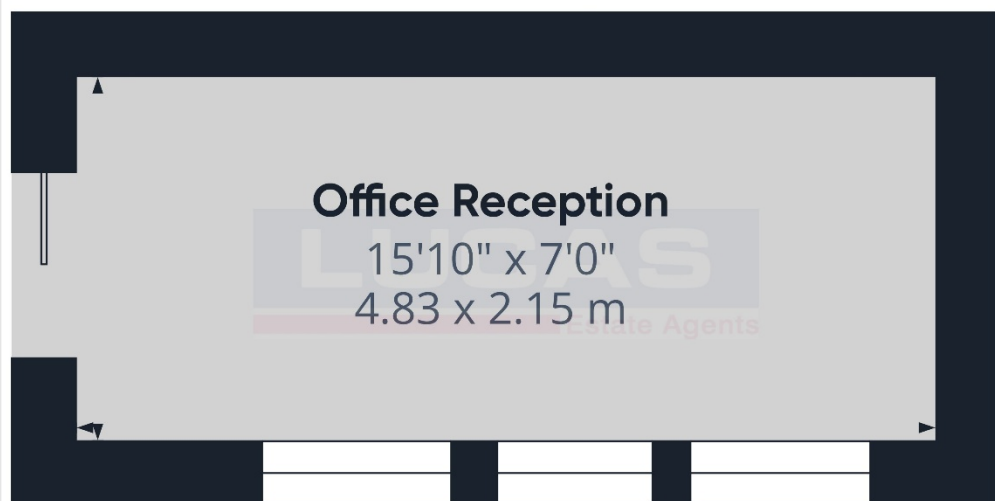
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Approximate total area^{††}

112.16 ft²
10.42 m²

(1) Excluding balconies and terraces

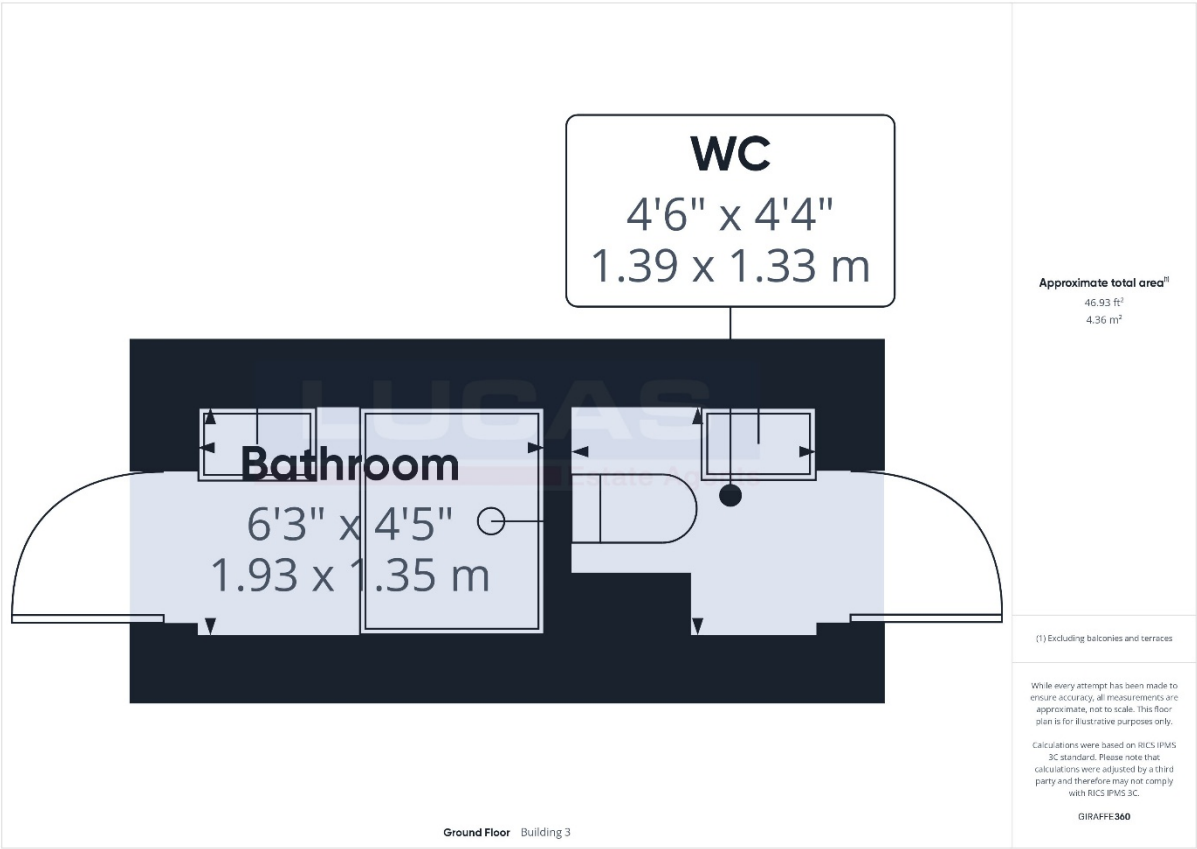
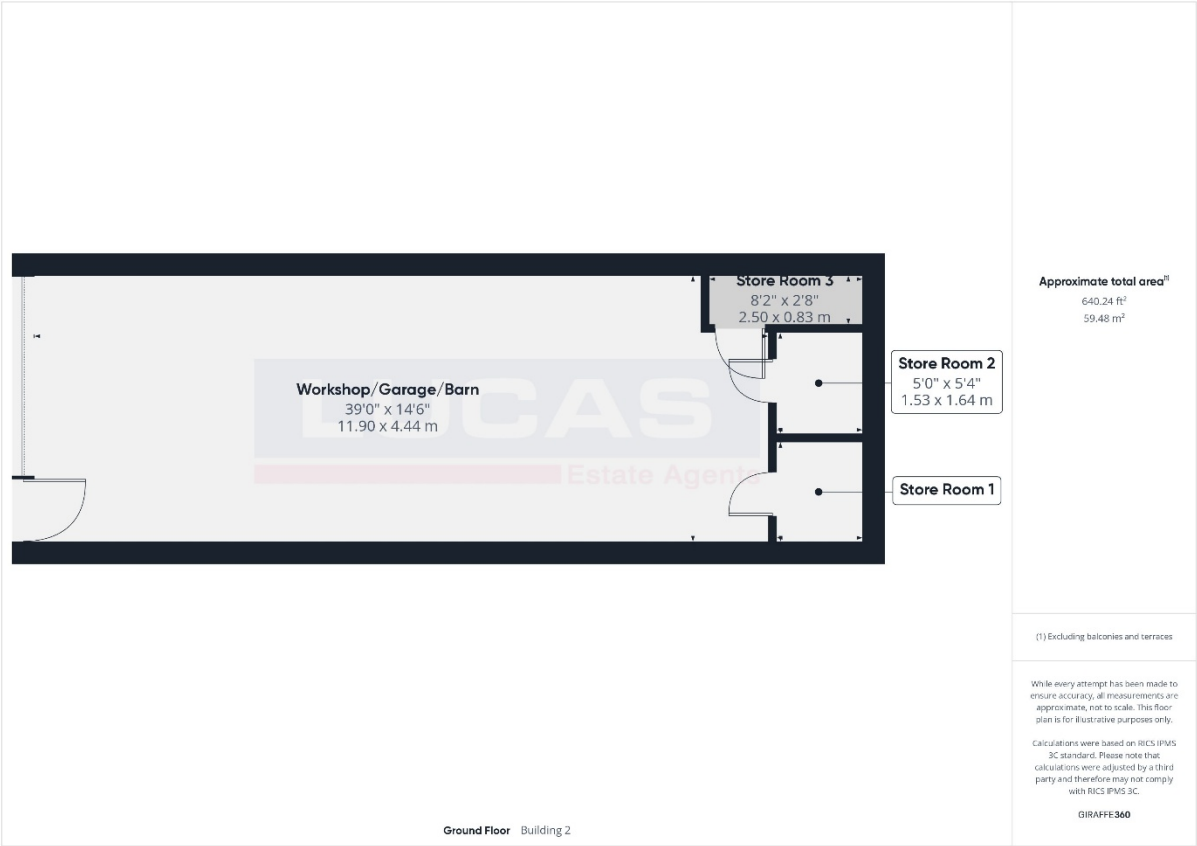
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

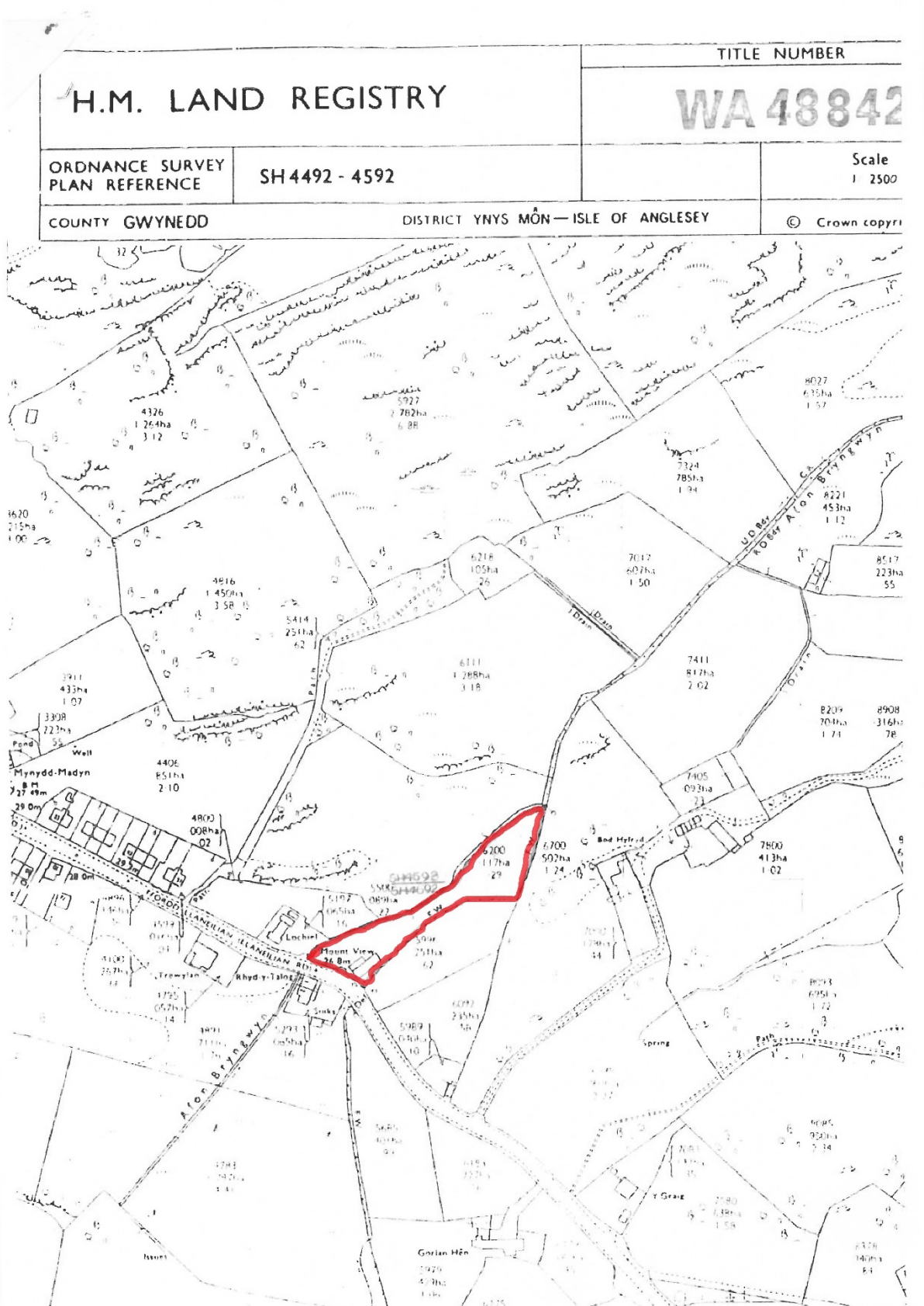
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Ground Floor Building 6

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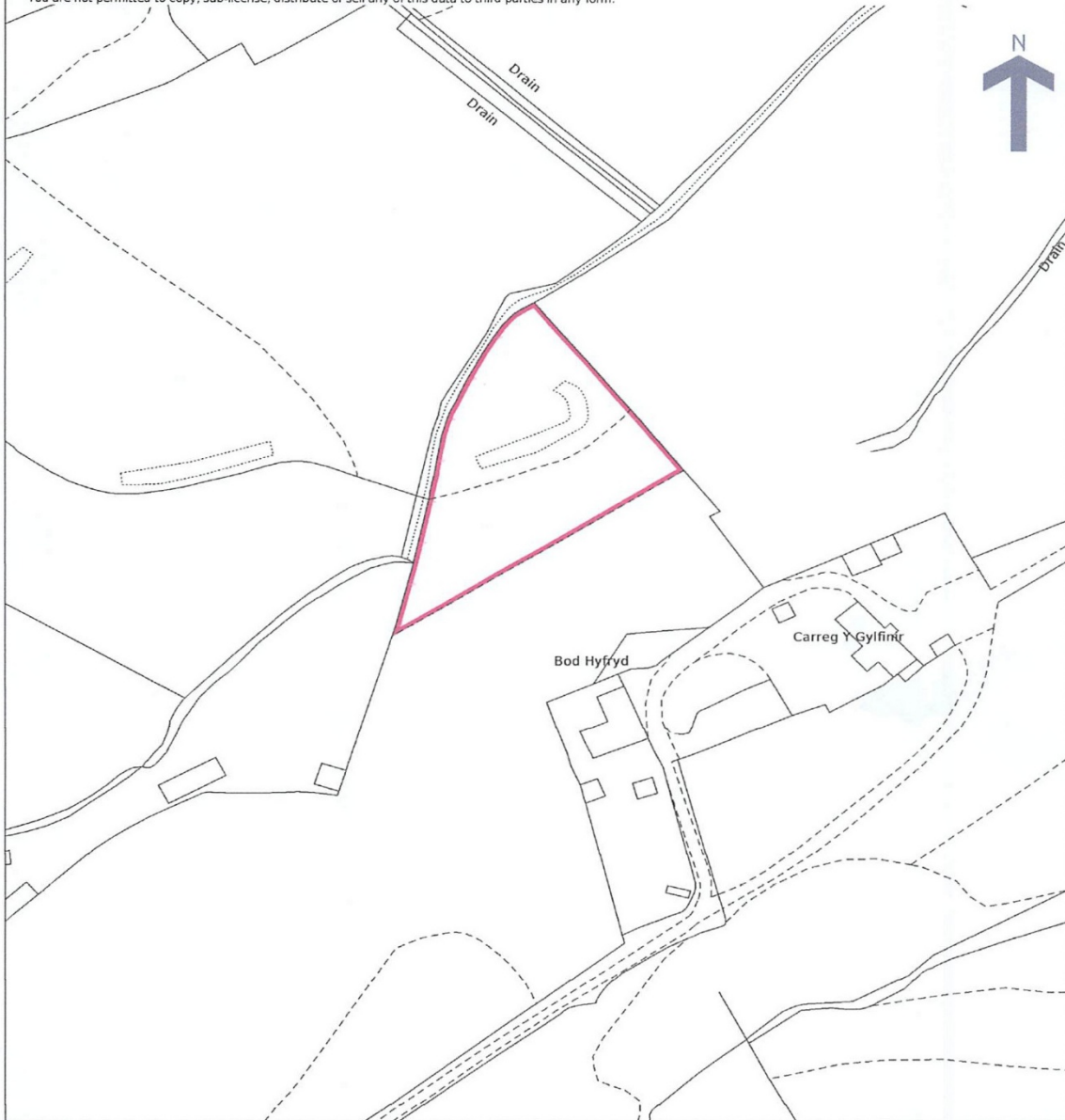
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HM Land Registry Official copy of title plan

Title number **CYM886921**
Ordnance Survey map reference **SH4593SE**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Isle of Anglesey / Ynys Môn**



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