

THE HAFODOL ESTATE Lon Ganol, Llandegfan, Menai Bridge, Anglesey, North Wales LL59 5S Price Guide £1,250,000



- Three Beautifully Converted Detached Barns Providing a Main Residence and Two Cottages
 - Set in Over 7.5 Acres with Ample Parking Space for Multiple Vehicles
- Lifestyle Property in an Idyllic Rural Location with Breathtaking Countryside Views
 - Ideal For Multi-Generational Living, Smallholding and Equestrian Use
 - Established Over Fifteen Years Holiday Cottage Letting Business

REF AR8593

RURAL SCENE
Equestrian | Smallholdings | Residential | Farms | Lifestyle

GENERAL AND SITUATION

Approximate Distances:

Menai Bridge Town Centre 2 miles • Britannia Bridge/A55 Expressway 3 miles

Bangor Railway Station 4 miles • Eryri (Snowdonia) National Park 12 miles

Holyhead Ferry Terminal 23 miles

A wonderful opportunity to acquire three detached quality barn conversions situated in over 7.5 acres, in an idyllic, peaceful, rural location, with stunning views of the Snowdonia mountain range surrounded by countryside but close to Menai Bridge town centre, with all its amenities; Waitrose Supermarket, Chemists, Library, Restaurants, Post Office, Bus Station, schools and proximity to the A55 Expressway. The properties offer multi-generational living and an opportunity for proven holiday let income.

The Bangor University internationally acclaimed Marine Science department is situated in Menai Bridge with the MV Prince Madoc research vessel and the property is a ten minute drive to Ysbyty Gwynedd (Hospital). It is eleven miles from the very popular Zip World Penrhyn Quarry which attracts visitors to the area. A train from Bangor station will arrive in London Euston in 3 hours 20 minutes, Manchester Airport by road in 1 hour 40 minutes and Dublin via Irish ferries in 4 hours.

Anglesey is a popular holiday destination, well known for its beaches and ancient sites. The property is located close to the medieval town of Beaumaris, famous for its 13th century castle. The area is a walker's paradise and a perfect location to explore the network of public footpaths and bridleways in the surrounding countryside and coastal paths around the island, taking in spectacular unspoiled landscapes, hill trekking in Snowdonia or exploring lakes and peaks for more challenging outdoor activity.

The area also offers a wide range of habitats and species in a relatively small area. North Wales proffers a unique mix of mountains, sea cliffs and crags for the advanced or beginner rock climber, scrambler or mountaineer. When the Snowdon range is wet the microclimate of Anglesey can offer alternative warm, dry locations to enjoy and explore. The waters around Anglesey are popular with sailors, with round island seal spotting, a shakedown cruise, racing, social cruising, exhilarating rib rides and sailing rallies. Stand-up paddle boarding, kite surfing, canoeing, coasteering or surfing are also available in the locality.

THE MAIN RESIDENCE - HAFODOL

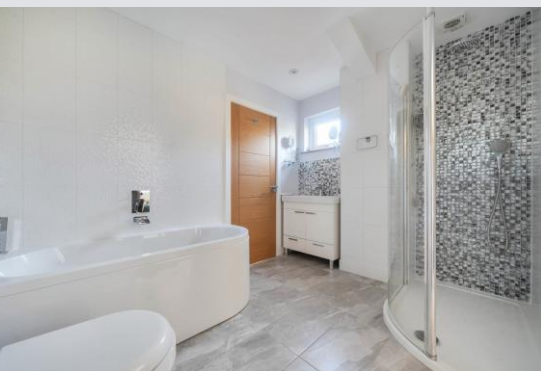
The main residence is a contemporary detached, single storey, barn converted in 2016, with two double bedrooms, oil-fired central heating and double glazing. Other utilities include mains electricity, mains water and a septic tank. Starlink was installed 12 months ago giving uninterrupted internet access for all three properties. The flooring is Karndean throughout except in the bedrooms which are carpeted and the bathroom and shower room which are stone tiled. Lighting throughout the property is LED spotlighting to ceiling. The current owners have happily resided in this location for nearly 50 years. The accommodation in brief is as follows, please refer to the floor plan for approximate room sizes.





The front door opens into an **Entrance Hallway** and **Study/Office** that can be used as a spacious double bedroom for visitors with ensuite shower, WC, hand wash basin, heated towel rail, extractor and a window.

From the **Study/Office** a corridor leads to a **Double Bedroom** with an **Ensuite Full Bathroom** which includes a walk-in shower, WC, bidet, full size bath and hand wash basin, heated towel rail, window and extractor. Passing a large airing cupboard with sliding doors, the corridor leads to the **Second Double Bedroom** which also shares the ensuite bathroom. There is a cupboard for coats at the end of the corridor.



The corridor opens on to a large airy **Living Space** which includes a **Dining Area**, a superb modern **Kitchen** and ample room for a sofa and easy chairs. The **Kitchen** is located to one end and is well equipped with a range of fitted wall and base units with quartzite work surfaces and a central island with storage, an electric hob with extractor above and a small sink with mixer tap. There is also a one and half bowl sink with mixer tap, integrated electric oven, grill and microwave plus a second full size oven, dishwasher and ladder style radiator.



Behind the kitchen is a large **Utility Room**, which has an external door and removes the laundry activity from the living area. It contains a washing machine, tumble dryer and a one and a half bowl sink with mixer tap and ample storage. From the living area the terrace is accessed via two large sliding doors.



HAFODOL OUTSIDE

To the front of the main residence is a spacious gravelled parking area and roundabout offering parking for multiple vehicles.

There is a **Detached Garage** with a powered up and over door, side window and personnel door. Opposite the garage door and beside the house is a farmyard gate with a kissing gate beside it providing easy access for a tractor or horsebox into the field.



A terrace runs along the back of the house which includes a raised vegetable planter and hot tub. Beside the hot tub is a personnel door for easy access into the house. At the other end of the terrace is a **Detached Timber Cabin**, which has been used as an office and for visiting family accommodation but could lend itself for use for example as a yoga studio, a gym or to enjoy the sunrise on a spectacular morning. A personnel gate leads out to the field and woodland. The cabin benefits from double glazing and insulated wooden flooring.







THE COTTAGES

The cottages are high quality 2009 barn conversions and have been used as furnished holiday accommodation when renovation was completed at the end of 2009. Utilities include oil-fired central heating, mains electricity, mains water and a sewerage treatment plant that serves both cottages. Fodol Cottages was established fifteen years ago and is a going concern. The properties are described fully on their own high-quality website which has a bolt on booking (Bookalet) and payment system (Opayo) with calendar synchronisation. The cottages are also advertised on Booking.com, Airbnb, Vrbo, Coastal Holidays and Visit Wales.



The cottages are sold fully and comfortably furnished with disabled friendly doorways and equipped with sufficient linen, towels etc. for three changeovers for sixteen guests. At renovation they were graded as Welsh Tourist Board 5-star properties. Reviews from guests compliment their cleanliness, comprehensive amenities, location and quality. They are popular with larger groups for a family celebration, holiday or an activity that brings them all together.

Full details and a photographic tour via www.fodolcottages.co.uk



OUTSIDE & LAND

The properties are accessed via a half mile private lane from the road. The second quarter of a mile of lane is included in the sale and can be viewed on the land plan which outlines the land for sale in red. The location is truly idyllic with stunning views.

The Land lies to the back and side of the residences and comprises flat/gently sloping pasture with an area of woodland, a disused well head and a stream that belongs to the property. The land has been used for sheep and cattle grazing and would be equally suitable for horses.

A **Public Footpath** follows the boundary around the field.

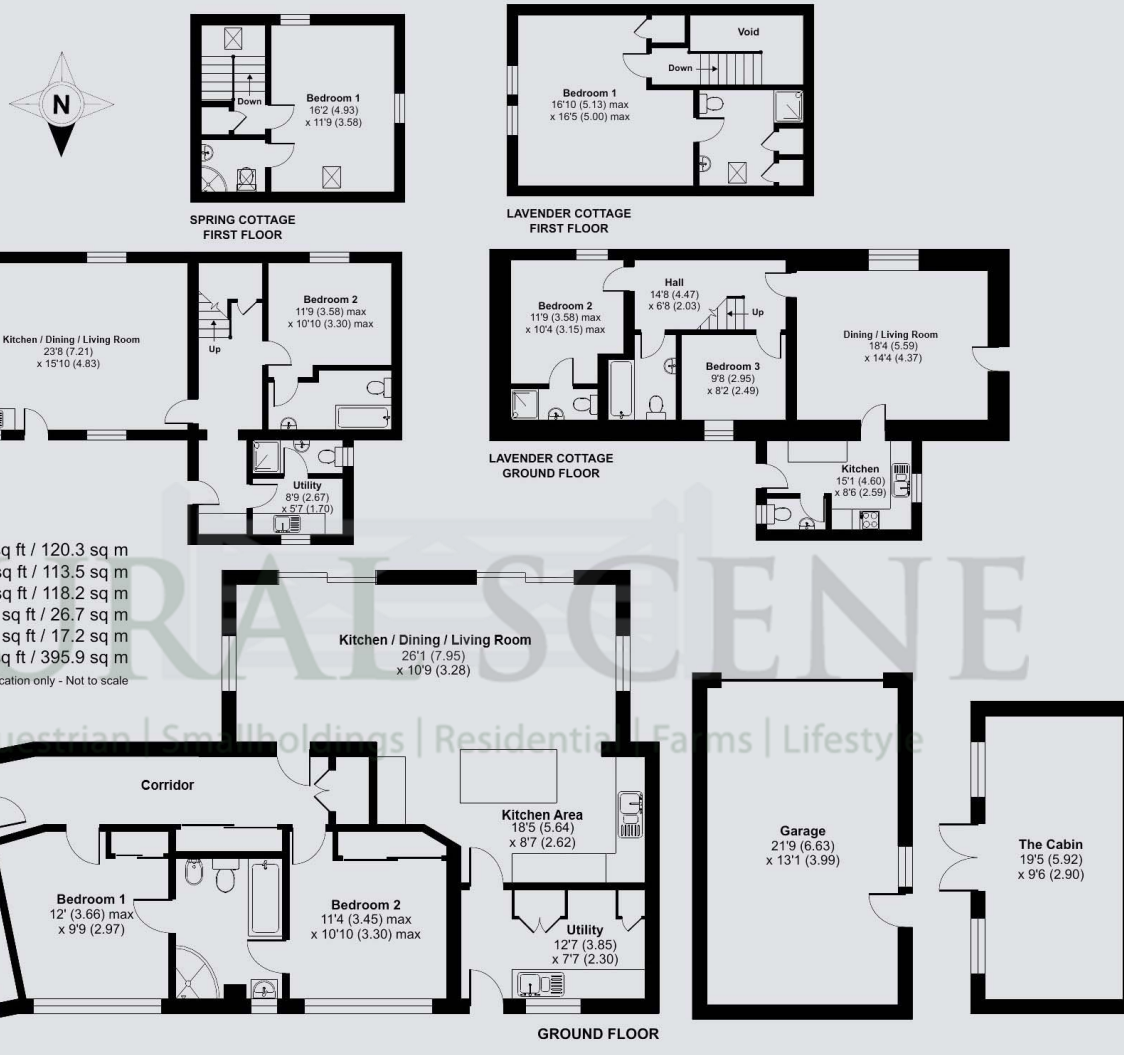


IN ALL APPROX. 7.5 ACRES
(About 3 Hectares)

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01264 850700 | postbox@ruralscene.co.uk | www.ruralscene.co.uk



**VIEWING**

Strictly by appointment only with the Agents

LOCAL AUTHORITY

YNYS MON COUNCIL

SERVICES

MAINS ELECTRICITY, MAINS WATER, PRIVATE DRAINAGE, OIL-FIRED CENTRAL HEATING, TELEPHONE and STARLINK BROADBAND (connected and available subject to normal transfer regulations)

TENURE Freehold**ENERGY RATINGS**

HAFODOL C SPRING COTTAGE C LAVENDER COTTAGE C

COUNCIL TAX HAFODOL BAND E

DIRECTIONS

From the A55 Expressway after crossing the Britannia Bridge take the second exit on to the A5025 Pentraeth Road to Benllech. After approximately 0.7 miles at the roundabout (Four Crosses pub) carry straight on for a further 0.7 miles. At the crossroads just before Pentraeth Automotive (car show rooms) turn right signed Lon Pedair Groeslon. After 0.4 miles turn left to enter private lane signed Fodol Cottages. After a further 0.2 miles turn right at the T-junction signed Fodol Cottages. Follow lane for 0.3 miles to the Fodol Cottages sign and turn right into the car park. Please call to advise of arrival.

NB the postcode will not take you to the property - use what3words ///mirroring.incursion.amps

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N.B. These particulars have been prepared in good faith to give an overall view of the property. They do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Whilst every effort has been made to ensure the accuracy of the information contained here, any areas, measurements or distances are approximate; the text, photographs, floorplans and land plans are for guidance only and no responsibility is taken for any error, omission or misstatement. Any figure given is for initial guidance only and should not be relied on for valuation or measuring purposes.

Rural Scene have visited HAFODOL but have not surveyed or tested any of the appliances, services or systems in it (such as heating, plumbing, drainage, etc). The vendors have checked and approved the details; however purchasers must rely on their own and/or their surveyor's inspections and their solicitor's enquiries to determine the overall condition, size and acreage of the property and also any planning, rights of way and all other matters relating to it.