



Fixed Asking Price £330,000
Leasehold - Share of Freehold

LUCAS & Co
 Estate Agents

Cadnant Anglesey Lakeside Lodges

Llandegfan, LL59 5SB

- Superbly Positioned SHARE OF FREEHOLD Scandinavian Style Holiday Lodge With Lakeside Access Via Jetty
- Well Established Holiday Income Investment Opportunity With Instant Income Gross Income £65,000 Excellent Reviews
- Stunning Views Overlooking Lake With Farmland To Rear
- Services Mains Electric, Mains Water , Private Drains, Central Heating Piped LPG Gas Fired
- 3 Double Bedrooms(Sleeps 6) with 2 Bathrooms
- Two Decked Terraces With Hot Tub
- Ample Off Road Parking For Several Vehicles





A superbly positioned Scandinavian-style holiday lodge, located on a small, exclusive and highly sought-after holiday development with direct lakeside frontage.

This beautifully presented three-bedroom, two-bathroom lodge occupies an idyllic lakeside setting, complete with a private jetty extending onto the lake and a high degree of privacy to the rear.

To the front, well-maintained garden areas provide the perfect space to relax and enjoy the tranquil surroundings. Two generous decked terraces at the front of the lodge, ideal for outdoor dining and entertaining, both enhanced by a luxury hot tub overlooking the water.

Additional benefits include ample off-road parking to the side and rear of the lodge, making it convenient for both owners and guests.

With occupancy levels around 94% and gross annual income in the region of £65,000, this lodge represents an exceptional lifestyle and investment opportunity in a truly desirable lakeside location.

The Lodge-Ground Floor

The entrance vestibule leads through into the hall area into the spacious open plan lounge with windows to front and side aspect, sliding doors out on to the terrace, stairs to first floor accommodation and opening leading off into the kitchen/diner area with a contemporary style fitted kitchen. Base and wall storage cupboards with complimentary work surfaces, built in electric oven with touch control hob and glass chimney style extractor over, integrated fridge/freezer & housed central heating boiler, free standing dishwasher and washing machine. Windows to side and rear aspect and door leading out onto the rear garden area. Continuing through into the dining area is ample space for table and chairs with windows to both side and rear aspect. Continuing off the inner hall off the lounge are doors to a ground floor bedroom with windows to both front and rear aspect and completing the ground floor accommodation is a contemporary fitted bathroom suite comprising a walk-in shower, low flush Wc and pedestal wash hand basin, together with useful built-in cupboard.

First Floor

Part vaulted landing area, storage cupboards, Velux roof light.

L shaped bedroom en suite shower room with French Style doors onto Juliet balcony boasting absolutely stunning views overlooking the lake. Two Velux roof lights. A door then leads you through into a very light en suite shower room, with shower cubicle with multi jet options, low flush Wc and pedestal wash hand basin, chrome heated towel rail & a Velux roof light.

Completing the first floor accommodation is bedroom 3 with access to loft aspect, access to eaves and window overlooking farmland to rear aspect.

Externally

Situated at the very end of a track with no passing traffic, there is ample off-road parking for several cars to both the front and side with a neat lawned area to the front together with two slightly elevated decked terraces with plenty of seating areas with hot tub included and ample space for garden furniture and tables and chairs to enjoy the sunshine together with stunning views overlooking the lake. To the side and rear are neat and tidy low maintenance gardens with shed, along with plenty of open space for picnic style garden furniture and backing onto the gardens is open countryside.

Investment Details

At present, the Lodge trades very successfully as a holiday let, achieving nearly all year-round occupation (94%). Present trading figures show a gross income in the region of £65,000 a year. Further details can be made available to bona fide purchasers only, to include charges relating to cleaning, laundry and garden maintenance etc.

Holiday Management

The planning consent for Anglesey Lakeside Lodges is for holiday use only with 12-month occupation. The holiday letting for all lodges is collectively undertaken by Hoseasons. All the owners will be part of a highly professional and organised management agency running the whole park.

Each Lodge owns one share of the Company (Llyn Jane Ltd), which owns the Freehold. They then have the remainder of a 999-year lease over the plot that they have purchased, which is in turn registered with the land registry. Most services are managed centrally, and a monthly payment is made to the company which includes a healthy sinking fund.

As part of the current agreement with Hoseasons, owners can reserve their lodge for 6 weeks in a year for their own use without payment of commission.

Services

Mains water and electricity. Piped LPG propane gas supply from communal tank shared with other lodges, but separately metered.

Hive wireless control system for the heating.

Private drainage shared with other lodges and maintained as part of the management agreement.

Tenure

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Agents Notes

The lodge has had new windows installed 2022/2023 along with an extended balcony & veranda including addition of porch and larger bathroom upstairs and remodelling internal walls. (2018-2022)

New Boiler 2017

Smoke detectors x 4 – serviced 6 monthly.

Carbon monoxide monitor in kitchen.

Fire safety assessment completed and reviewed annually.

In consideration of the use of the Lodge, viewings to be fitted around guest bookings on changeover days

Council Tax/Business Rates

Council Tax Band - Small Business Rate Relief £0 Nil

Broadband Up To 414 Mbps

Location

Exact Location

what3words ///lace.arching.seabirds

Cadnant Lodge enjoys an enviable private position, bounded by the lake to the front and farmland to the rear.

With quick access from the A55 coast road it is easy to understand why such a high occupancy is achieved especially when you consider the fantastic outlook over the lake, the quality of accommodation offered at the property and the close proximity the lodge has to the beaches in Benllech and Red Wharf Bay [less than 5 miles away] the popular restaurants and public houses of Beaumaris (4 miles away) Menai Bridge (2 miles away) and the tourist attractions of Snowdonia and Anglesey on its doorstep.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(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 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



Local Authority
Council Tax Band **Exempt**
EPC Rating **D**



Lucas & Co Estate Agents

22 High Street, Menai Bridge
Isle of Anglesey LL59 5EE

Contact

01248 714567
menai@lucasestateagents.com

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.