



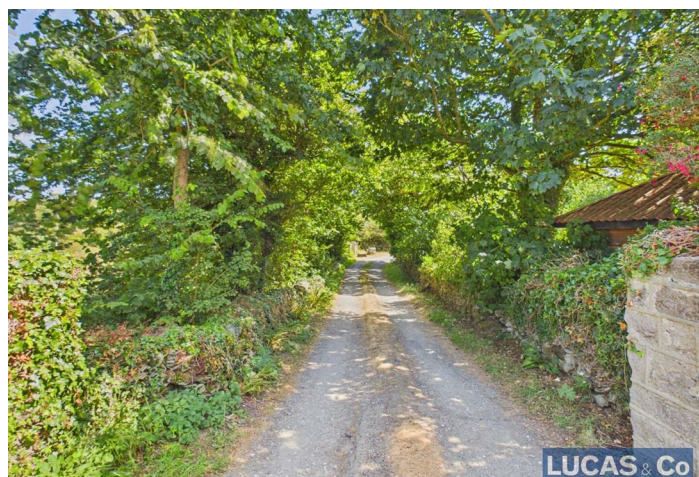
£435,000
Freehold

LUCAS & Co
Estate Agents

Bod Hyfryd Llanelian Road

Amlwch, LL68 9LN

- Detached Farmhouse Style Home Set within approx 0.25 Acres
- Beautifully Presented Throughout
- Rustic Gazebo with Pizza Oven & Seating Area
- Located within an Area of Outstanding Natural Beauty
- Full Fibre Broadband Available & Dedicated Router Serving the Annex
- Additional Accommodation with Annex & Garden Pod





Located in an Area of Outstanding Natural Beauty, this charming farmhouse-style property, built in 1874, offers a unique blend of historical character and modern living. Bod Hyfryd is perfect for families or those seeking ample space for extended families and friends.

The beautifully maintained gardens surrounding the property provide a serene outdoor space, perfect for enjoying the natural beauty of the area. Additionally, the property features an annex, which can serve as a private guest suite or home office/studio, along with a delightful garden pod that offers further versatility for leisure or work.

Lounge

16' 1" x 11' 0"

The lounge is a welcoming space featuring parquet flooring and a classic fireplace with a wood-burning stove. French doors (installed 2024) open out to the outside, creating a bright and airy atmosphere. The room is comfortably furnished and offers a warm, inviting space to relax.

Snug

16' 5" x 7' 7"

The snug room offers a cosy space featuring a traditional fireplace with a black hearth and a small window, providing natural light. The room is ideal as a private retreat or additional seating area.

Kitchen/Breakfast Room

16' 5" x 12' 0"

The kitchen/breakfast room is a charming and functional space with a blend of traditional and modern style. Featuring terracotta quarry tiled flooring, sage green cabinetry with wooden worktops, and a central island. A vintage late 1940's AGA cooker (now converted to run off oil), with a striking splashback adds character, while open shelving for glassware and kitchen essentials is another useful feature.

Ground Floor Bedroom 1

15' 3" x 13' 7"

A spacious and bright, double aspect ground floor bedroom. Exposed beams, parquet flooring and a feature fireplace give this room historic character and charm. 2 Double radiators.

Ground Floor Shower Room

12' 1" x 6' 1"

An adapted ground floor shower room with easy access shower and grab rails. Contemporary vanity unit with basin. Tall Cupboard housing the boiler and washing machine. Single window with privacy glass.

Landing

The first floor landing is a bright and airy space with striking feature wallpaper and ornate archway. Access to the upstairs bedrooms and bathroom, with natural light streaming through the windows.

Bedroom 2/Main Bedroom

15' 6" x 14' 6"

The Main bedroom with double aspect windows offers style and comfort. A bank of fitted wardrobes with concealed ensuite entrance. A feature panelled ceiling, pendant light and contemporary column radiator.

Main Bedroom Ensuite

A stylish & luxurious ensuite bathroom, patterned floor tiles, a freestanding bath and separate shower. Deep blue panelling and white walls. The room also features a stylish, bespoke stone basin set onto a decorative French postcard inspired cabinet, WC, window with privacy glass.

Bedroom 4

14' 4" x 8' 8"

A double bedroom, with curved panelled ceiling, low window over looking the garden. Radiator & feature lighting.

Bedroom 3

16' 4" x 7' 6"

Bedroom 3 is a narrow bedroom, fits a standard double comfortably. Convenient alcove for hanging rail. Feature panelled ceiling. Window overlooking garden & radiator.

Shower Room

12' 0" x 6' 1"

A contemporary luxury feel shower room, shower enclosure, a white basin set into a vanity unit, and a WC. Towel rail, tiled flooring and walls for easy maintenance, large window.

Externally

The property offers established gardens, mature trees and a variety of plants and shrubbery. A gravel pathway winds its way through the greenery. There is a wealth of offerings in addition to the main farmhouse. A rustic woodfired, cedar hot tub, which can accommodate up to 6-8 people. A small pond offers a natural habitat for wildlife, and a rustic gazebo, hand crafted by the current owner from Larchwood and Red Cedar trunks for the pillars, with a wood-fired brick pizza oven, providing a perfect setting for relaxing or entertaining.

Annex with Mezzanine

14' 8" x 12' 9"

The Annex is a versatile space featuring a living area with a wood-burning stove and a compact kitchenette, a showerroom with walk in shower enclosure, vanity unit with white basin and WC. A cosy mezzanine with sleeping area accessed by stairs, offering additional family/friends accommodation or a private guest suite.

Garden Pod

The garden also includes a quirky wooden pod cabin with mains electric, 4 double sockets and a pendant light. The pod also offers a small decked area overlooking the garden.

Parking

The property offers ample off road parking.

Services & Information

Mains electricity, mains water, Septic tank drainage, LPG Gas central heating. 9 window glazing panels replaced 2026.

French Doors installed 2024.

Septic Tank Exemption in place

Location

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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 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 E
EPC Rating F



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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.