



# JONES PECKOVER

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## Bedd y Cor, Llanfachraeth, Anglesey, LL65 4UR

- Rural Residence on the Isle of Anglesey
- Attached 2 Bedroom Annex
- Recently Renovated Throughout
- 7.088 Acres of Level Land
- Planning Permission for 6 Shepherds Huts
- Main House with 3 Bedrooms
- Further Detached 2 Bedroom Annex
- Useful Outbuildings and Stables
- Operating as Touring Caravan Site
- Versatile and Lucrative Opportunity



### 3 Bedroom House with 2 Bed Annex and further Detached 2 Bedroom Accommodation, Outbuilding and Stables, all set within 7.088 acres

Nestled on the periphery of the rural village of Llanfachraeth on the Isle of Anglesey, this remarkable property offers a unique blend of spacious living and rural charm. Set within an expansive 7.088 acres, this detached rural property features a main residence with 2 reception rooms and 3 bedrooms together with an attached two-bedroom annex, perfect for guests or extended family, alongside a separate two-bedroom detached annex that can serve as a private space for visitors or even a rental opportunity. The accommodation has been updated throughout and is presented in excellent condition.

The versatility of this estate is further enhanced by useful detached outbuildings and stables, catering to a variety of needs, whether for storage, hobbies, or equestrian pursuits.

The property currently operates as a successful touring caravan site with permission for 5 units, all enjoying electric hook-up facilities. Planning permission has been granted for six shepherds huts with the groundworks having been put in place and presenting an exciting opportunity to create a unique holiday destination in this picturesque setting. The tranquil location near the estuary offers stunning views and a peaceful atmosphere, making it a perfect escape from the hustle and bustle of everyday life.

This property is not just a home; it is a lifestyle choice, offering ample space for relaxation, recreation, and potential business ventures. With its idyllic surroundings and versatile living arrangements, this property is a rare find in the heart of the Welsh countryside.

#### ACCOMMODATION - MAIN RESIDENCE

The main residence provides an excellent family home with spacious and well presented accommodation throughout. A cosy lounge with feature fireplace provides a relaxing room whilst the recently fitted kitchen with dining area is an excellent family space with fully fitted modern kitchen. A sunny South facing conservatory overlooks the gardens and land. To the first floor are 3 bedrooms and shower room, with the main bedroom benefiting from a

dressing room.

The main residence and attached annex benefit from recently installed UPVC double glazing.

#### ACCOMMODATION - ATTACHED 2 BEDROOM ANNEX

The annex enjoys separate access and is approached via a spacious porch which leads through to the main living area. The recently fitted kitchen provides ample storage space and benefits from integrated oven and hob. To the first floor are two double bedrooms together with a family bathroom.

#### DETACHED 2 BEDROOM ANNEX

The detached annex is situated across the courtyard and comprises of a recently converted living space finished in a contemporary style and having a particularly spacious lounge with multi fuel stove and dual aspect windows overlooking the paddocks. A modern kitchen/family room provides an excellent space for family gatherings and there are two double bedrooms and family bathroom.

#### THE OUTBUILDINGS

Situated within the grounds are a number of useful outbuildings offering excellent scope and including a detached garage and workshop which currently provides wc and washing facilities for the caravan site, together with various other agricultural buildings and stores and a detached stable block.

#### GROUNDS AND LAND

The property is approached off a quiet country lane and opens onto a concrete driveway and chipped forecourt providing ample parking and turning. The paddock to the front of the property enjoys a separate wide vehicular access and currently accommodates the touring campsite, which has the benefit of hardstanding bases and electric hook-ups together with planning permission for 6 shepherds' huts. The main residence enjoys garden areas to the side and rear comprising of raised decked patio with a South facing aspect and enclosed lawns with established trees and shrubs. The remainder of the land comprises of level grass paddocks which enjoy gated access from the property and lead down to the estuary, providing a superb haven for wildlife and an idyllic and versatile outdoor space.

#### SERVICES

Mains water and electricity. Recently installed gas fired central





heating to main house and attached annex. Separate gas boiler for detached annex. Solar panels. Septic tank drainage to properties, septic tank treatment system has been installed for the pods.

#### IMPORTANCE NOTICE (D)

None of the services, fittings or appliances (if any), heating installations, plumbing or electrical systems have been tested and no warranty is given as to their working ability. Interested parties should satisfy themselves as to the condition and adequacy of all such services and or installations prior to committing themselves to a purchase.

#### MISREPRESENTATION ACT (D)

Messrs Jones Peckover for themselves and for the vendors or lessors of this property whose agents they are give notice that:- 1. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment or Messrs Jones Peckover has the authority to make or give any representation or warranty whatever in relation to this property.

#### PROOF OF IDENTITY -

In order to conform with new Money Laundering Regulations, we would ask all prospective buyers to provide two forms of identity at the sale, one as proof of address and one photographic. Please bring a passport or UK driving license together with a public utility bill, bank statement or local authority tax bill to the sale as well as prior to the sale completing one of our client registration forms. **CASH WILL NOT BE ACCEPTED FOR PAYMENT OF THE DEPOSIT WHICH MAY ONLY BE PAID BY A BANKERS' DRAFT, BUILDING SOCIETY CHEQUE, COMPANY CHEQUE OR PERSONAL CHEQUE.**

#### COUNCIL TAX BAND

Main house and attached annex - Band D  
Detached Annex - Band A

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		100+
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



