

BODRYDD RHOSHIRWaun, PWLLHeli, LL53 8HR

Superb Mixed-Use Investment Opportunity







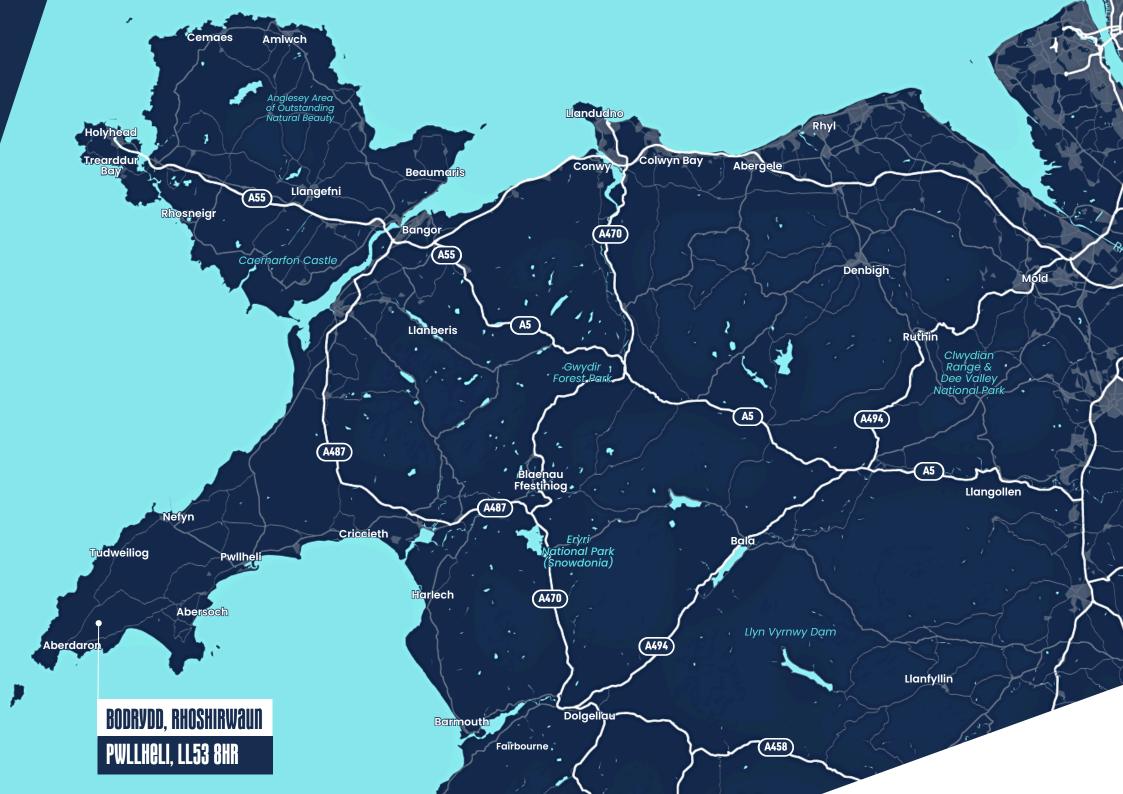
LOCATION

The property enjoys a quiet rural position on the Llŷn Peninsula approximately 11 miles west of Abersoch and 15 miles south west of Pwllheli. Surrounded by farmland and open countryside, it is an idyllic setting which offers privacy and a slower pace of life.

Bodrydd Farm is accessible by local roads that connect to the A499 and A497. These roads in turn provide access to Pwllheli, the main town on the peninsula, and further afield to larger towns and cities in North Wales including Caernarfon, Bangor and Anglesey.







DESCRIPTION

The principal property comprises a detached 6-bedroom holiday let extending to over 4,000 sq ft arranged over two storeys.

Finished to a very high standard, the ground floor to the property comprises a large living room, several utility/storage rooms, W/C, open kitchen/dining area, orangery, games room and three bedrooms (one with ensuite facilities). To the first floor there are a further three bedrooms (two also with ensuite bathrooms).

Externally, to the front is a surfaced yard with a detached garage which includes a self-contained one-bedroom apartment on the first floor. Beautifully landscaped gardens and water features are to the rear.

Other features of the property include:

- > 32-acres
- Caravan site with 18 seasonal pitches and 3 touring/camping pitches
- A range of agricultural buildings including livestock shed, workshops and storage buildings
- Agricultural grassland
- Two stocked fishing lakes
- A 48kW Solar Array
- Two 60kW Wind Turbines









FURTHER INFORMATION

GUIDE PRICE

Offers in excess of £1,750,000 are invited for the Freehold interest.

Rental income

The property achieved a gross rental income of £193,000 in 2023 from the various letting arrangements on site. Further income details and typical operating costs can be provided upon request.

EPC

Rating A.

SERVICES

Mains water, drainage and electric are all connected to the property.

COSTS

Each party to be responsible for their own costs incurred in the transaction.

VIEWINGS

Viewings are strictly by appointment only through joint agents Watling Real Estate and Elvins Estate Agent.

FURTHER INFORMATION

Further information regarding the disposal process and data room is available on request



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WATLING

July 2024
Subject to Contract

Property Reference: 223039

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