



Bodrydd, Rhoshirwaun, Pwllheli, Gwynedd. LL53 8HR

- 32 Acres
- A Rating EPC
- Caravan Site
- Excellent Location
- Outbuildings
- Rural Property
- Wind Turbines
- Fishing Lake

PROPERTY DESCRIPTION

Nestled in the heart of the stunning Llyn Peninsula in North Wales, Bodrydd Farm is a 32-acre oasis of tranquillity and opportunity waiting to be discovered.

Principal property (currently used for holiday lettings) finished to an exceptionally high standard, including bespoke kitchen, orangery and renewable ground source heat pump.

Wonderful, landscaped gardens and water features.

3 door garage (currently used as office and laundry at ground floor with self-contained apartment at first floor.

A range of modern agricultural outbuildings including livestock shed, workshops and storage buildings.

Well managed agricultural grassland including stocked fishing lakes.

Extensive Renewable Energy installation with 48kW Solar Array with a further 2nr 60kW Wind turbines

Caravan site with 18 seasonal pitches and 3 touring/camping pitches

As the proud owner of this remarkable property, you'll have the chance to turn your entrepreneurial dreams into reality. Bodrydd Farm offers a thriving, turnkey rural business with established infrastructure – from the popular caravan site to the luxurious holiday let and renewable energy systems.

Whether you're an experienced hospitality professional or a nature-lover seeking a change of pace, this property provides the perfect canvas to create an unforgettable holiday destination.

Don't let this once-in-a-lifetime opportunity pass you by. Secure Bodrydd Farm and unlock a world of possibilities in the heart of the Welsh countryside.

Tenure We believe the property to be Freehold, but potential purchasers should seek clarification from their solicitor prior to an exchange of contracts.

Stamp Duty

Residential – £111,250

Second Home – £170,500

*Figures provided using Welsh Government LTT calculator

Council Tax Band – N/A

Services Mains water, drainage and electricity.

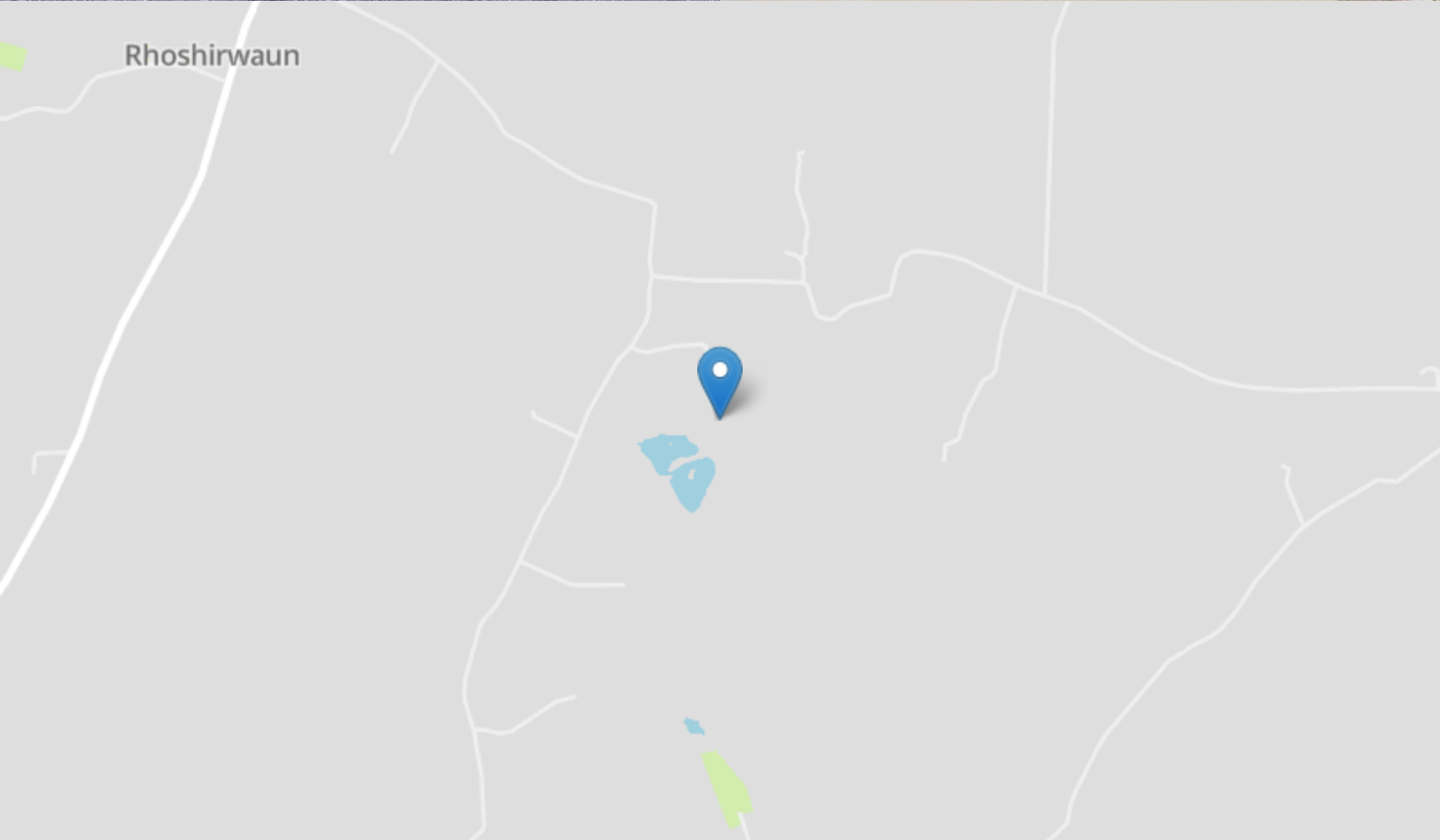
Location Information Pwllheli 15 miles . Porthmadog 28 miles . Bangor 41 miles . Chester 101 miles . Shrewsbury 102 miles . Manchester 136 miles. Viewing Viewing is strictly by appointment only with Elvins Estate Agents

Marketing Appraisal Thinking of Selling? We are an independent estate agency and have experienced local property experts who can offer you a free marketing appraisal without obligation. It is worth remembering that we may already have a purchaser waiting to buy your home.

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Note: Outline should refer to



MATERIAL INFORMATION

Parking Types: None.

Heating Sources: Central. Double Glazing. Eco-Friendly.
Gas. Gas Central. Solar. Wood Burner.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Private Supply.

Broadband Connection Types: FTTC.

Accessibility Types: None.

EPC Rating: A (113)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property?

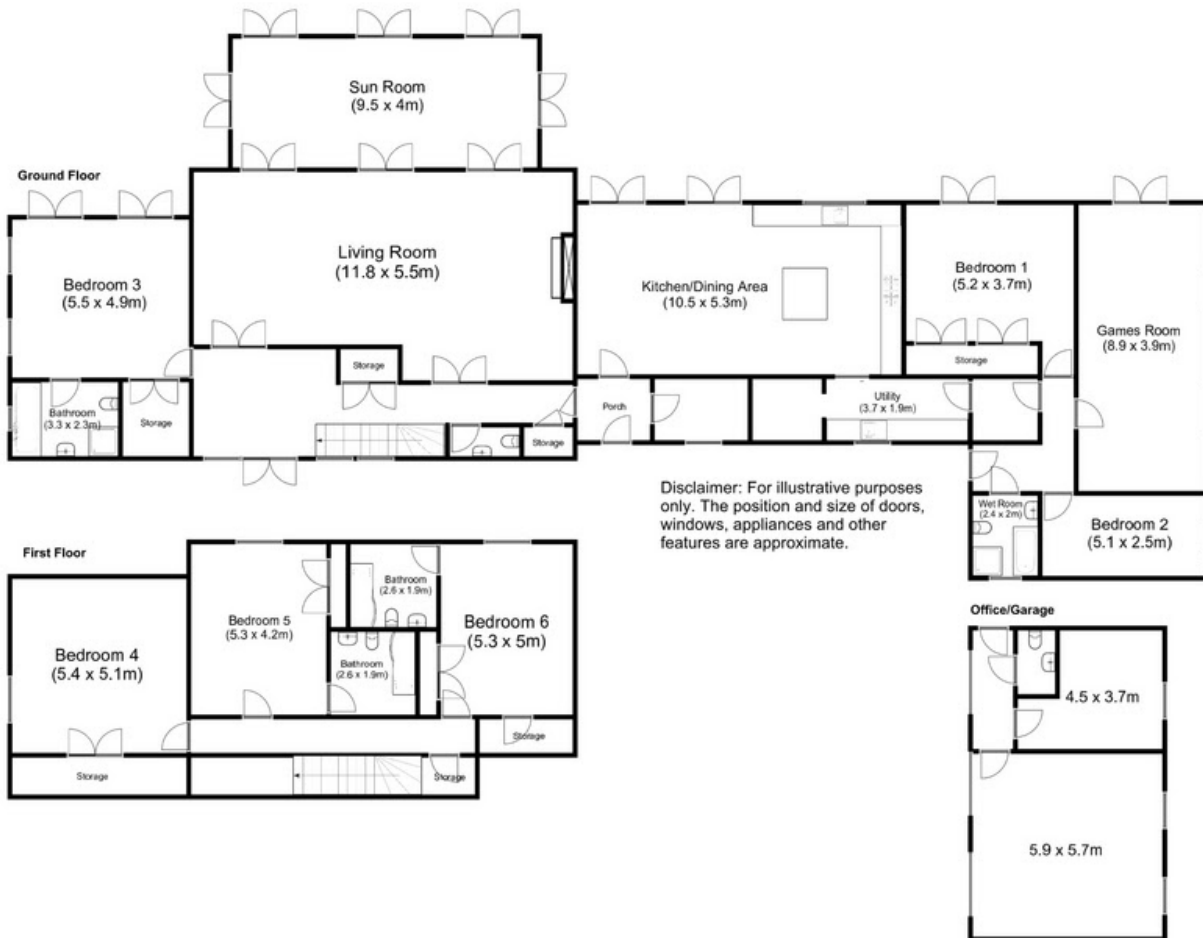
No

Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No



FLOORPLAN & EPC



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A	100	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, Scotland & Wales		EU Directive 2002/91/EC	

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