



Brambles Caravan & Motor Home Touring Site Newborough LL61
6TN
Freehold Detached £795,000

- Fabulous Opportunity To Acquire This Award-Winning Caravan & Motor Home Touring Site Located On The Outskirts Of Newborough.
- 3 Bedrooms/2 Bathrooms/2 Receptions
- Certified Location (CL) for Caravan And Motorhome Club Overall Winners Of The "CL OT The Year Competition" In 2024 For The Whole Of The UK
- Stone Built Tripple Garage That Has Planning Permission (Planning Ref HHP/2025/19) To Convert Into A Separate Annex If Required
- Five Level All-Weather Pitches For Caravans Or Motorhomes,
- Brambles Is Close To The Red Squirrel Forest Backing Niwbwrch (Newborough)/Llanddwyn Island beach. Lots Of Sand Dunes,
- EPC A; Council Tax Band E £2582.25 2025/2026 ;Broadband Up To 30 Mbps
- Services Mains Electric,Mains Water,Bio Treatment Plant Drains Central Heating Air Source Heat Pump & Solar Panels

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Property Summary

A Fabulous Opportunity To Acquire This Award-Winning Caravan & Motor Home Touring Site Located On The Outskirts Of Newborough. An Adults Only Certified Location (CL) for Caravan And Motorhome Club Overall Winners Of The "CL OT The Year Competition" In 2024 For The Whole Of The UK And Has Been Owned For Over 30 Years By A CAMC Member.

The Current Owners Have Carefully Restored & Maintained The Site That Includes A Characterful & Spacious Detached Two Storey Stone Property, Stone Built Tripple Garage That Has Planning Permission(Planning Ref HHP/2025/19) To Convert Into A Separate Annex If Required Along With Five Level All-Weather Pitches For Caravans Or Motorhomes, Each With 16 Amp Electric Meter Points At Pitch Outlet, With Their Own Water Tap And Grey Waste.

The Site Also Boasts Unisex Shower Block & Wc Facilities, A Modern Clean Chemical Waste Disposal Fully Vented Building, Recycling Facilities, Three Ponds And Walkways Between Trees And Shrubs And Wildlife In Abundance.

The Site Is Located Off A Quiet Country Lane & Benefits From A 20ft Opening To Swing Into And For A Greater Part Of The Year, You Can't See Caravans/Motorhomes From Outside The Site Thus Providing Privacy & Tranquillity. Brambles Is Close To The Red Squirrel Forest Backing Niwbwrch (Newborough)/Llanddwyn Island beach. Lots Of Sand Dunes, Some In The Forest Are Up To 100ft High With Tall Trees Growing Off The Top.

Llanddwyn Island (Nature Reserve) Is Reachable At Low/Medium Tides From The Beach. The Must See Niwbwrch Steppingstones Across Arfon Braint Is Also Of Significant Interest. The Owners Of Brambles Would Also Benefit From Free Access To The Residents' Car Park In Niwbwrch Forest Which Along With Access To The Forest Is Currently Free.

Tucked within its own peaceful setting, this beautifully crafted home blends modern

eco-friendly living with the charm and comfort of a countryside retreat. With an air-source

heat pump, hybrid LPG heating, solar panels, and double glazing, it's a place designed for effortless living—warm in winter, cool in summer, and wonderfully efficient all year round.

A Home That Welcomes You In

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Step through the front door and into a bright, open sitting/dining room where natural light pours across the low-maintenance floors. The soft glow of recessed lighting and the warmth of a timber-framed fireplace create a space that invites slow mornings, long conversations, and relaxed family gatherings.

From here, the home unfolds into a wonderfully generous lounge—an uplifting room with windows on three sides, framing views of the gardens and filling the space with daylight. Timber bookshelves, a bespoke media wall, and garden doors to both the front and rear make this a room for every season: cosy winter movie nights, breezy summer afternoons, and everything in between.

A quiet office—or third bedroom—sits just beyond, offering a peaceful corner for work, creativity, or guests, with its own access to the gardens.

A Kitchen Made for Living

The heart of the home is the bespoke fitted kitchen, where solid oak worktops, a Belfast sink, and space for a range cooker create a warm, farmhouse feel. Sunlight streams through two rear windows, and a side door leads straight out to the garden—perfect for stepping out with a morning coffee or gathering herbs for dinner.

Practicality flows seamlessly from here into the laundry room, boot room, and separate WC—spaces designed for real life, muddy boots, busy routines, and easy organisation.

A Sanctuary Upstairs

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The first floor is a calm, private haven. The main bedroom is a restful retreat with garden views, built-in wardrobes, and a dedicated dressing room. Its en-suite bathroom feels spa-like, with a walk-in shower, bespoke vanity, and soft lighting.

The second bedroom, with its L-shaped layout and dual windows, offers charm and flexibility—ideal for guests, children, or a peaceful reading room. A stylish family bathroom completes the floor.

Gardens That Invite You to Slow Down

Outside, the home is wrapped in beautifully kept gardens. A picket fence, gravel path, and raised sleeper beds create a picture-perfect approach, while seating areas offer quiet spots to enjoy the sunshine, read a book, or share an evening drink.

A sweeping gravel driveway provides ample parking and leads to the impressive stone-built triple garage/workshop. With power, lighting, and approved planning permission for conversion into an annexe, it offers exciting potential—guest accommodation, a studio, a home business, or a dream workshop.

Location

Anglesey has miles of coastline with a full coast path walk. For the more energetic there is kite surfing off Niwbwrch beach and sailing from Plas Menai in the Menai Straights. There are boat trips from various towns on the Island including trips out to Puffin Island from Beaumaris and fishing trips from various harbours. A little further afield you can be in Snowdonia National Park within a 20-minute drive. Cog track trains take you up the Yr

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Wyddfa (Snowdon) mountain from Llanberis. A narrow-gauge railway running from Caernarfon to Porthmadog runs around the base of Snowdon (Yr Wyddfa) or from Porthmadog up to Blaenau Ffestiniog.

For those with a strong heart there is Zip World Velocity 2 running at up to 100mph through underground caverns or Zip World Penrhyn Quarry across the lake beneath. Also Canopy tree walks and zip wires.

Agents Notes

The property is of stone construction under a slate roof-The property has circa 200mm stone cladding over face of thermal cavity wall blockwork. Walls then lined internally with Thermal board super to meet current part L when built.

Stone Built Tripple Garage That Has Planning Permission To Convert Into A Separate Annex-
Planning Ref HHP/2025/19

Solar panels and Heat Pump Installed In 2025

Husqvarna ride on mower along with any other, plant and equipment at extra separate cost by negotiation.

Brambles is within the Niwbwrch town area and therefore currently a key is provided for access to the residents' car park in Niwbwrch forest along with access to the forest itself. The property drainage has a bio treatment plant and serviced regularly as on bio-plant; the owner only pays water rates which don't include the more expensive cost of foul water/sewage return.

The owners also lease a small section of garden for a static caravan to someone who I believe is 83 years of age for use for private holidays.

Link to website- bramblescaravansite.co.uk

Council Tax Band E £2582.25 2025/2026

Exact Location

what3words ///equivocal.insiders.dome

AGENTS NOTES: If you arrange a viewing of this property, you will receive a confirmation email in your inbox. Please make sure you check your 'spam' or 'junk' folder as it sometimes finds its way in there.

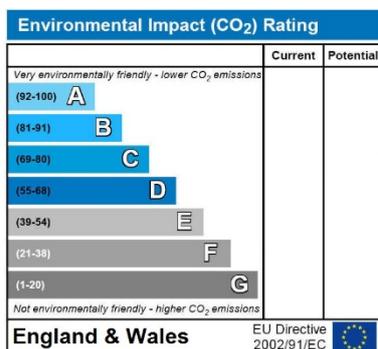
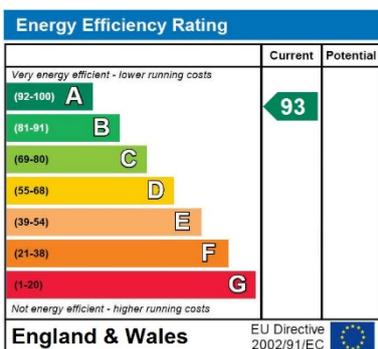
Note to Customers

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Lucas Estate Agents recommend clients/customers to use the conveyancing services of Mackenzie Jones Solicitors. The client/customer will receive a free, no obligation conveyancing quote from Mackenzie Jones Solicitors, should the client/customer proceed to engage the services of Mackenzie Jones Solicitors and a property transaction successfully completes, then Lucas Estate Agents will receive a referral fee of £120 inclusive of VAT. Lucas Estate Agents recommend clients/customers to use the financial services of FFP Solutions Ltd. With the consent of the client/customer, their details will be passed on to FFP Solutions Ltd to assist with their financial requirements. Should the client/customer proceed to engage the services of FFP and successfully purchase a product/service then Lucas Estate Agents will receive a referral fee of 50% of any commission earned by FFP Solutions Ltd



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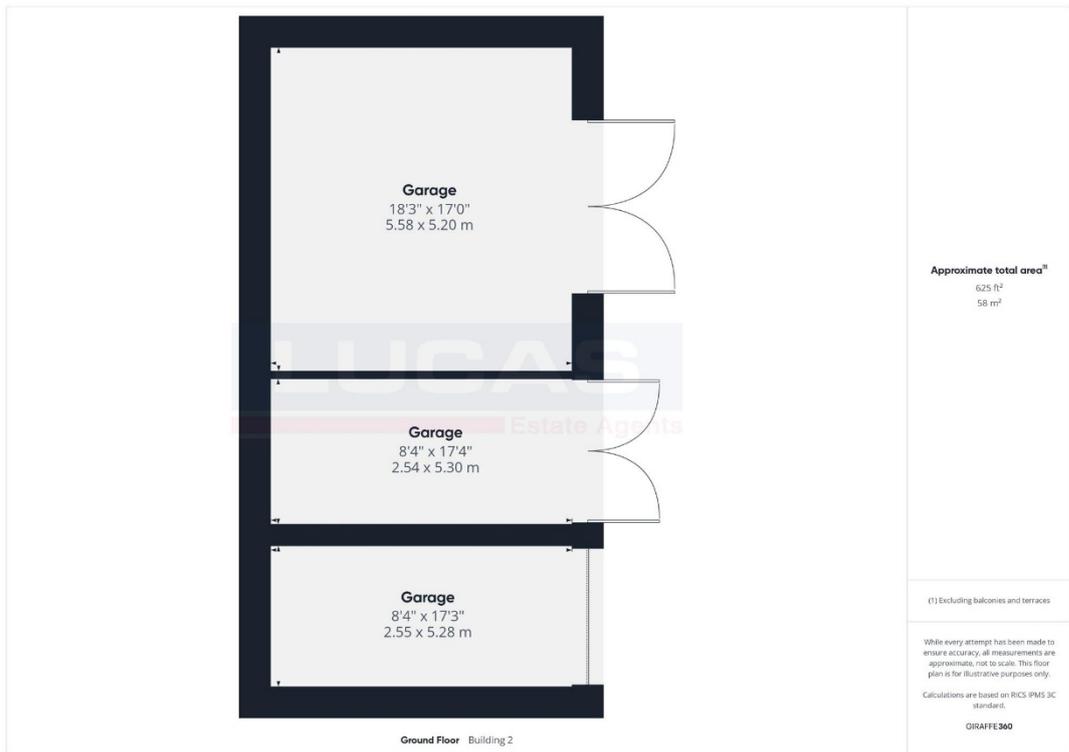


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