



Mount View Llanelian Road Llanelian LL68 9HU  
Freehold Detached  
£575,000

- Rare Opportunity To Acquire This Property, including an Idyllic Camp Site With Multi Generated Income Streams Set Within 0.75 Acre
- Total Room 5 Bedrooms/3 Bathroom/3 Receptions Including Lodge & Static
- Detached Bungalow, Together With A Five Pitch Camp Site Along With Static Caravan
- Timber Lodge, Large Garage/Workshop/Barn With Further Income From Solar Panels
- Several Useful Outbuildings Along With A Chicken Run & In Addition, There Is An Additional Parcel Of Land Adjoining The Camp Site Amounting To Approximately 1 Acre.
- Located alongside a babbling brook on the edge of the Port of Amlwch being semi-rural with excellent views yet with all major amenities close at hand
- EPC B; Council Tax Band D £1996.56 2024/2025; Broadband Up To 22 Mbps
- Services Mains Electric, Mains Water, Water Treatment Plant Drains Central Heating Gas Fired & Solar Panels

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

### Property Summary

Looking For A Change of Lifestyle, Then Mount View Will Hopefully Exceed Your Expectations And Present A Rare Opportunity To Acquire This Property, including an Idyllic Camp Site With Multi Generated Income Streams. A Well-Appointed Detached Bungalow, Together With A Five Pitch Camp Site Along With Static Caravan, Timber Lodge, Large Garage/Workshop/Barn With Further Income From Solar Panels. There Are Several Useful Outbuildings Along With A Chicken Run & In Addition, There Is A Parcel Of Land Adjoining The Camp Site Amounting To Approximately 1 Acre. Viewing Both Internally & Externally Is Highly Recommended.

Located alongside a babbling brook on the edge of the Port of Amlwch being semi-rural with excellent views yet with all major amenities close at hand. A lovely cove and beach and excellent coastal walks are only a few minutes away and only few miles from the stunning and lesser-known bay of Llanelian and the picturesque Anglesey coastal path. Llanelian Bay is well sheltered and the picturesque beach of Point Lynas, proves popular with paddle boarders, fishermen, wild swimmers and walkers looking for a quieter more tranquil spot than other more traditional seaside villages on the island.

The property and several outbuildings briefly comprise: -

#### Detached Bungalow

The accommodation benefits from gas central heating and double glazing and briefly comprises steps leading up to an outdoor patio terrace with sliding doors leading into a living/dining/sun room with ceramic tiled flooring, coved ceiling, windows to front and side aspect, door leading out onto elevated terrace, door to inner hall and opening into small inner hall area leading through into the breakfast kitchen with base and wall storage cupboards with complementary work surfaces with tiled splash backs, one and half bowl sink with mixer tap, space for free standing dishwasher, space for slot in cooker with chimney style extractor over, space for upright fridge/freezer, wall mounted gas central heating boiler, ceramic tiled flooring, windows to front aspect, window to rear aspect boasting open views, door into the lounge with attractive fireplace with brick surround and timber mantel, window to front aspect and window to rear aspect boasting fine views of open fields and stable style door into the utility room with ample space for free standing washer and dryer with complementary work surfaces, ceramic tiled flooring, windows to side and rear aspects and door leading out to rear patio area.

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

Continuing off the inner hallway are doors leading off into bedroom 1 with window to rear aspect boasting fine views of open fields, bedroom 2 with window to rear aspect boasting fine views of open fields and completing the internal accommodation is a fitted bathroom suite briefly comprising P shaped bath with mains shower and glass screen, low flush Wc, pedestal wash hand basin, chrome heated towel rail, complementary floor and wall tiling, extractor fan, vanity storage unit and frosted window to front aspect.

#### Externally

2 Basement Storage Areas 13' 1" x 14' 1" (4m x 4.3m) & (4.m x 3m)

With power and light and combination locks, diesel fired electric generator, (automatically set to operate if mains power fails)

Adjoining the property are doors leading off into facilities used by the campers / visitors.

#### Utility / Washroom

With tiled inset worktops and sink unit, shelves, tiled wall and floor, plumbing for washing machine, window to front aspect and door leading out onto pathway.

#### Toilet

Low flush W.c., pedestal wash hand basin, complementary tiled walls and floor, extractor fan, door leading out onto side pathway.

#### Wet Room

Self-draining tiled floor and shower area with Triton electric instant shower, pedestal wash hand basin, complementary tiled walls, window to rear aspect and door leading put onto the rear pathway, extractor fan.

#### Outbuildings Comprising: -

##### Static Caravan

A well-appointed static caravan briefly comprising steps and decked area into entrance hallway with built in cloaks cupboard, door leading off into a spacious open plan kitchen/living area with fitted units including slot in gas cooker with extractor over, single bowl sink with mixer tap, space for free standing built under fridge, window to rear overlooking open fields, living area with built in gas fire and surround, windows to front, side and rear aspects and door out onto decked steps, bedroom 1 with fitted storage units and window to rear aspect, bedroom 2 with fitted storage units and window to rear aspect and bathroom with built in shower cubicle, low flush Wc and pedestal wash hand basin with frosted window to front.

Summer House, Greenhouse & Timber Garden Shed.

2 Aluminium Sheds/Workshops 15' 9" x 6' 11" (4.8m x 2.1m) both with up and over doors.

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

Bathroom & Separate Wc used by the campers and visitors.

Timber steps with door into a separate Wc with low flush Wc, pedestal wash hand basin, extractor fan, complementary floor and wall tiling. Adjoining the Wc are further timber steps leading up to the bathroom with door into self-draining tiled floor and shower area with mains shower, pedestal wash hand basin, complementary tiled floor and walls and extractor fan.

#### Timber Lodge

A fabulous timber lodge located next to the stream briefly comprising decked pathway with stable style doors into the lodge briefly comprising a kitchen/living/bedroom area with built in cupboards, recessed lighting, wall mounted electric heater, three windows to side and rear aspect, two Clerestory windows to front, door to an inner hallway with shelving and clothes rail and door into a spacious bathroom briefly comprising large walk in shower cubicle, low flush Wc, vanity sink unit, complementary tiled walls and flooring, chrome heated towel rail. Externally a timber gate leads on to the decked path that runs to the rear of the lodge with seating area overlooking the stream with a bespoke sink with mixer tap and storage under together with a pergola style covered roof whilst to the side is a decked area leading to a log fired hot tub with pergola style covered roof.

#### Workshop/Garage/Barn

A substantial unit with a high roller shutter door, personal door, 16 amp & 13-amp power, LED batten lighting, concrete floor, roof top solar panels (fully owned) and three enclosed storerooms to the rear of the building.

#### Office/Reception

A spacious unit with power and lighting, plus independent telephone and WIFI connection.

#### Grounds

A stoned driveway leads to an extensive parking area to side with ample room for numerous vehicles and in turn leading to rear workshop/garage and then onto the camp site. To the front of the property there is an enclosed chicken run area that extends to the side stream. To the side of the property is various concrete patio seating areas with access gates. A meandering well-kept rock fenced stream running down the side of the stoned drive leading to the rear paddock/camp site.

The seller has advised us that they have undertaken extensive works to provide a level well drained camping site with 8 (metered) electric hook ups/power points, numerous water taps and hoses, and various other facilities inc. WIFI, CCTV, grey water & chemical waste disposal. Set in approx.  $\frac{3}{4}$  of an acre this makes for an idyllic small Camp Site with flower bed boundaries, shrubs, bushes and trees overlooking countryside.

Link to Camp website below

<https://mountviewcaravanandcamping.wales/>

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

### Paddock

Adjoining and accessed from the rear of the camp site, are galvanised gates leading into an additional parcel of land amounting to approximately 1 acre, currently used as a dog walking area, but could be split into paddocks for horses or livestock.

In total some 1.75 Acre – Approximately.

### Location

Located alongside a babbling brook on the edge of the Port of Amlwch being semi-rural with excellent views yet with all major amenities close at hand. A lovely cove and beach and excellent coastal walks are only a few minutes away and only few miles from the stunning and lesser-known bay of Llanellian and the picturesque Anglesey coastal path. Llanellian Bay is well sheltered and the picturesque beach of Point Lynas, proves popular with paddle boarders, wild swimmers and walkers looking for a quieter more tranquil spot than other more traditional seaside villages on the island

### Agents Notes

The property is of standard construction under a tiled roof.

Please note that the installed solar panels have contributed to the assessed band 'B' in the EPC.

Council Tax Band D £1996.56 2024/2025

Broadband Up To 22 Mbps

### Exact Location

what3words ///dominate.really.vacancies

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

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.

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.



These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.



| Energy Efficiency Rating                    |                         | Current | Potential |
|---|-------------------------|---------|-----------|
| Very energy efficient - lower running costs |                         |         |           |
| (92-100) <b>A</b>                           |                         |         |           |
| (81-91) <b>B</b>                            |                         |         |           |
| (69-80) <b>C</b>                            |                         |         |           |
| (55-68) <b>D</b>                            |                         |         |           |
| (39-54) <b>E</b>                            |                         |         |           |
| (21-38) <b>F</b>                            |                         |         |           |
| (1-20) <b>G</b>                             |                         |         |           |
| Not energy efficient - higher running costs |                         |         |           |
|   |                         | 83      | 89        |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         | Current | Potential |
|---|-------------------------|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |         |           |
| (92-100) <b>A</b>   |                         |         |           |
| (81-91) <b>B</b>  |                         |         |           |
| (69-80) <b>C</b>  |                         |         |           |
| (55-68) <b>D</b>  |                         |         |           |
| (39-54) <b>E</b>  |                         |         |           |
| (21-38) <b>F</b>  |                         |         |           |
| (1-20) <b>G</b>   |                         |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |         |           |
|   |                         |         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |         |           |

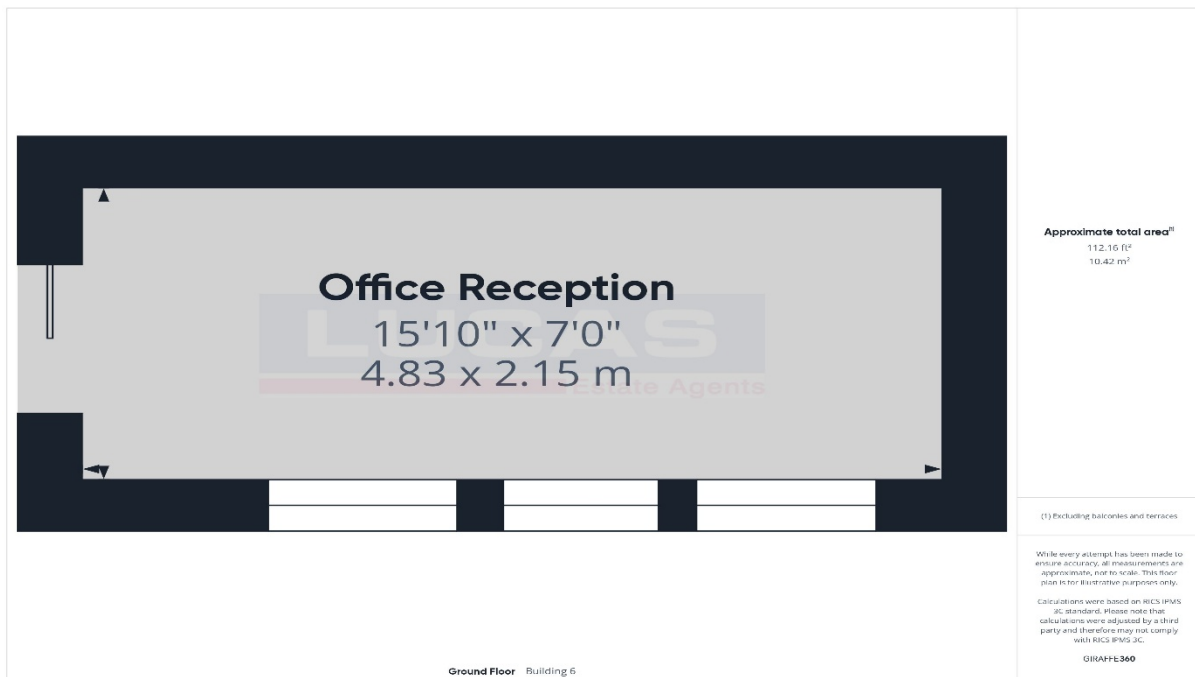
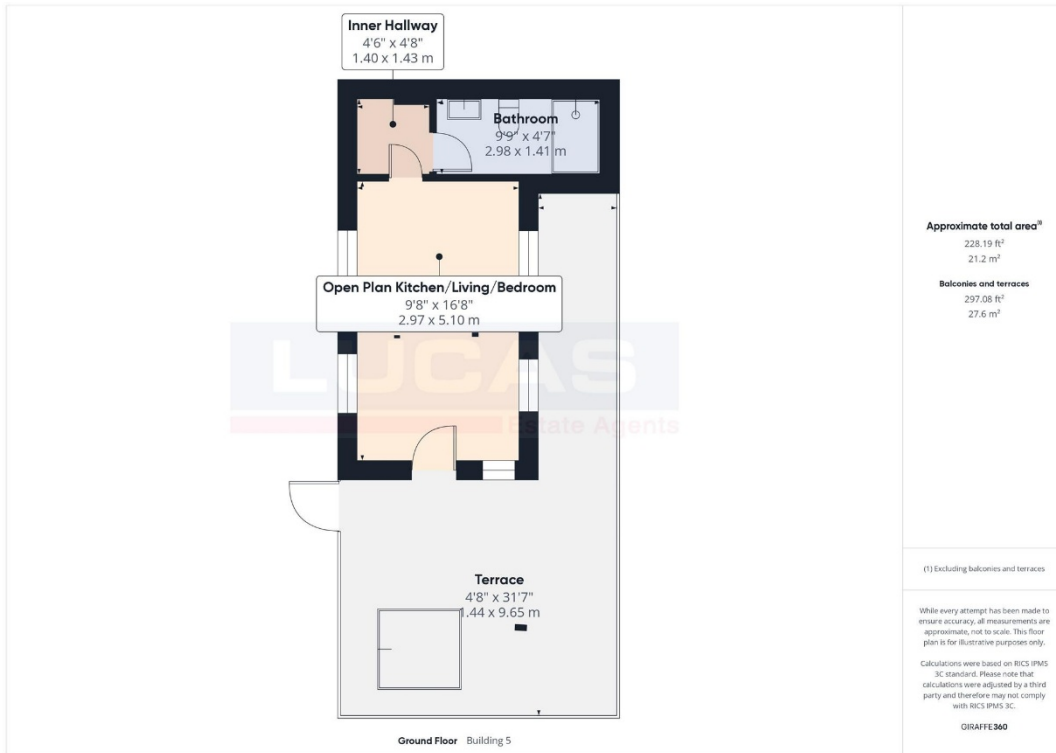
<https://find-energy-certificate.service.gov.uk/energy-certificate/0487-3029-6207-3795-3200>

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

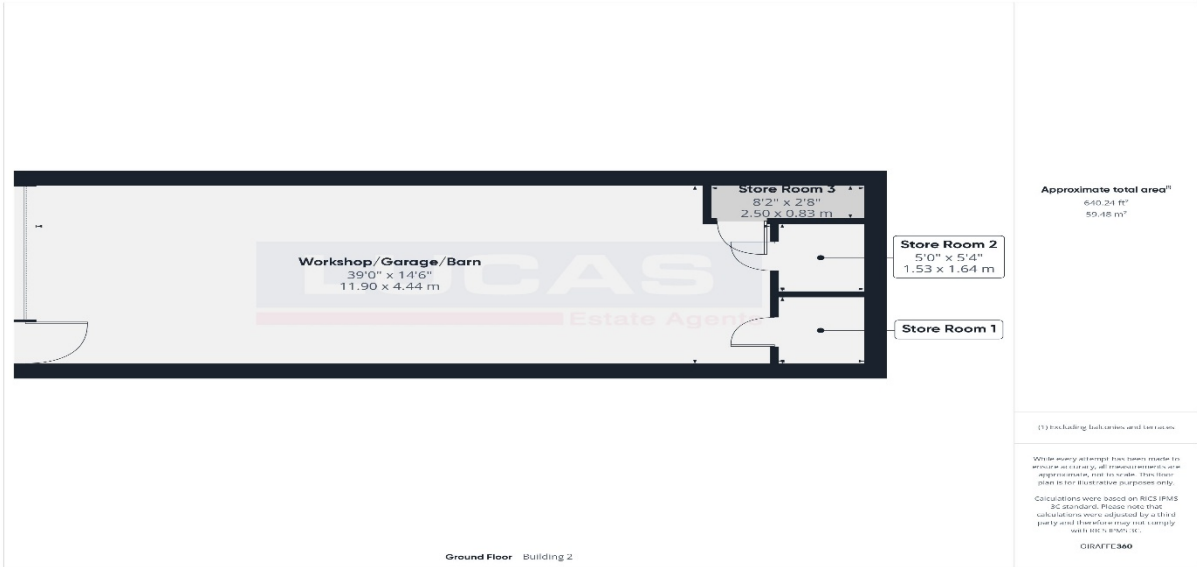


These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

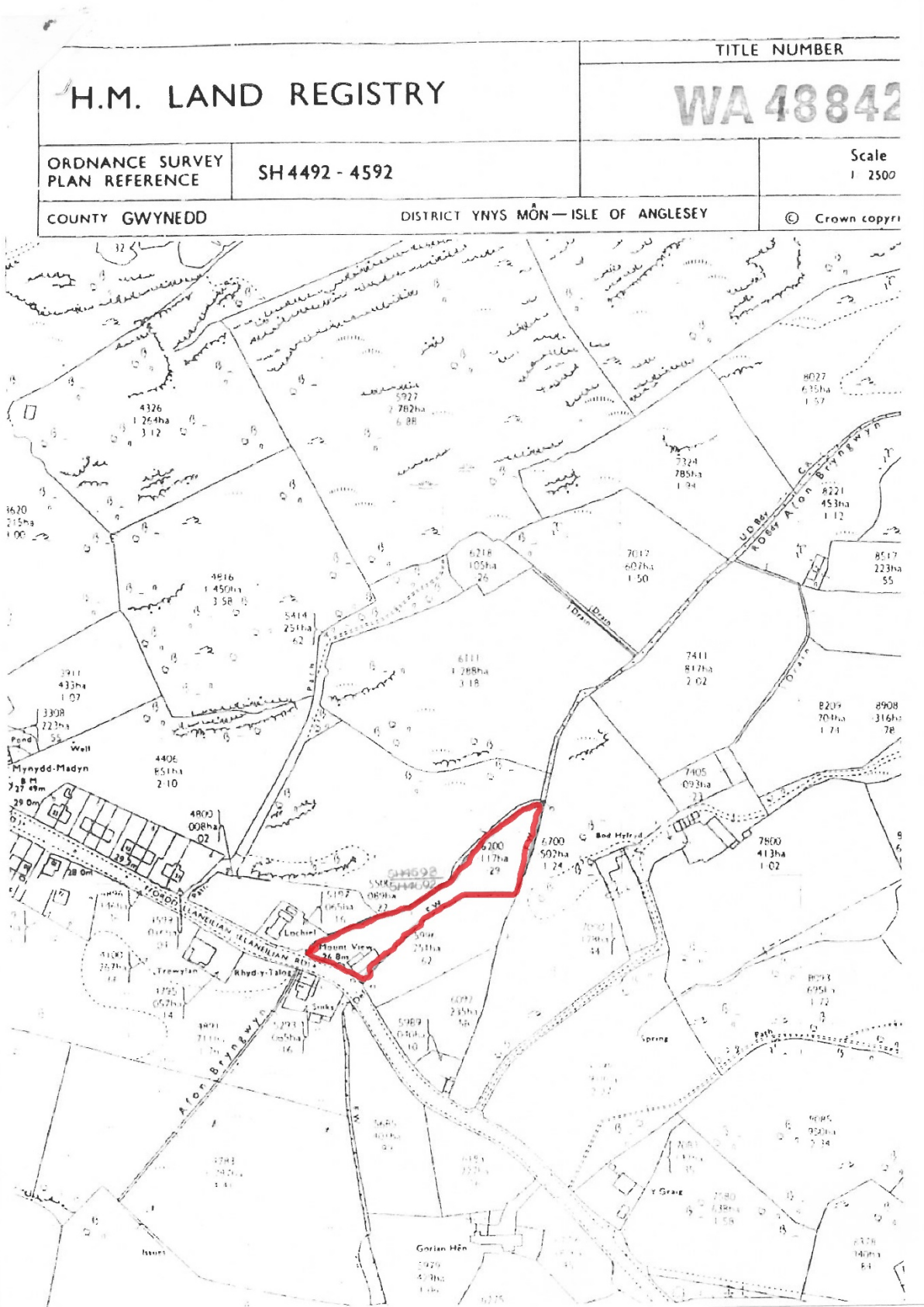




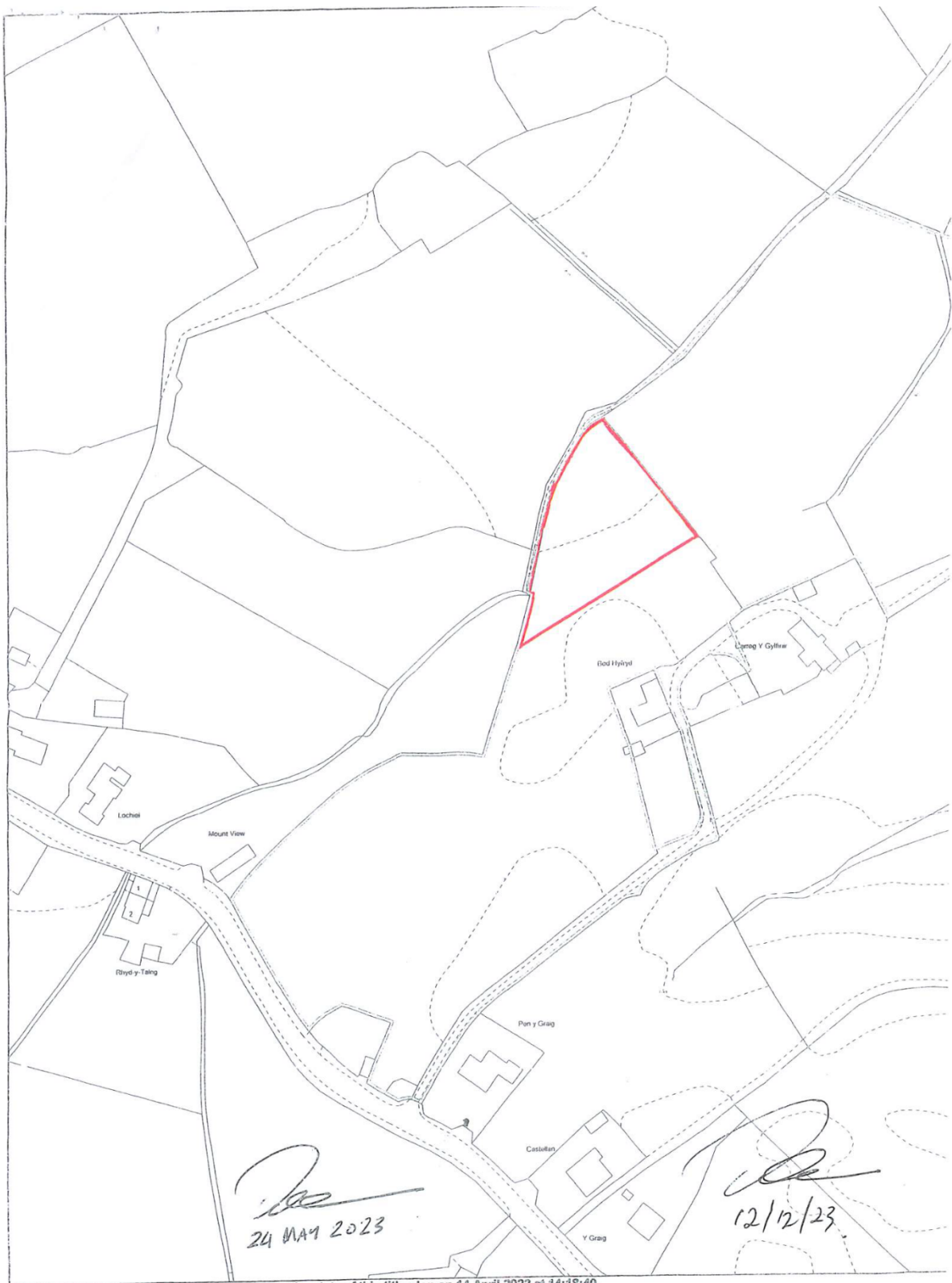
These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.



These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.



These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.



This official copy issued on 14 April 2022 shows the state of this title plan on 14 April 2022 at 14:16:40. It is admissible in evidence to the same extent as the original (s.67 Land Registration Act 2002). This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not be accurate.

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.