



TWO HOOTS
MYNYDD BODAFON, NR BENLLECH

JACKSON-STOPS 

**TWO HOOTS, MYNYDD BODAFON, LLANNERCHYMEDD, ANGLESEY,
LL71 8BN**

APPROXIMATE GROSS INTERNAL AREA
HOUSE = 2289 SQ FT / 212.62 SQ M
TOTAL = 261.47 SQ FT / 24.30 SQ M

A SPACIOUS BARN CONVERSION, OCCUPYING
AN EXTREMELY PRIVATE AND PEACEFUL
LOCATION WITH LAND AND RURAL VIEWS,
AND ONLY A SHORT DISTANCE TO THE COAST.



DISTANCE

BENLLECH 4 MILES

A55 11 MILES

MENAI BRIDGE 12 MILES

CHESTER 76 MILES

LIVERPOOL 90 MILES

MANCHESTER 110 MILES

ACCOMMODATION IN BRIEF

- Hall; Kitchen/Breakfast Room; Sitting Room; Garden Room; Playroom; 2 Ground Floor Double Bedrooms; Bathroom and Shower Room; Store/Plant Room; 2 First Floor Double Bedrooms and Shower Room.
- Garage and extensive parking; Landscaped gardens with patio; Pasture
- In all approximately 2.2 acres (0.89 ha)





LOCATION

Two Hoots occupies a peaceful setting in the north east of Anglesey, a couple of miles inland and with lovely views across its own land and the surrounding countryside. The position of Two Hoots is of special note as the area is a particularly un-spoilt part of the island and an extremely sought after holiday destination, with its scenic coast line and several sandy beaches nearby, including Lligwy and Bach Beaches which are just a short distance from the property on the south side of the Dulas estuary. The property is also close to the historic St Michaels Church, a very pretty, Listed Building.

A comprehensive range of services is available in nearby Benllech (4 miles) including shops, pubs, high street banks, doctors and dentist surgeries, and The Pilot public house is within walking distance. On the recreational front there is wonderful walking directly from the property both inland and along the nearby Anglesey Coastal Path, a popular golf course in Bull Bay and excellent fishing, sailing and general boating around Anglesey.

COMMUNICATIONS

Despite the property's rural location it is well served by roads with the A5025 Anglesey ring road providing good access to the A55 expressway which facilitates travel across the North Wales coast to Cheshire and the national motorway network. The major cities of Chester, Liverpool and Manchester are approximately 76, 90 and 110 miles distant respectively, and for travel further afield there is an intercity rail service from Bangor (14 miles) to London Euston.

DESCRIPTION

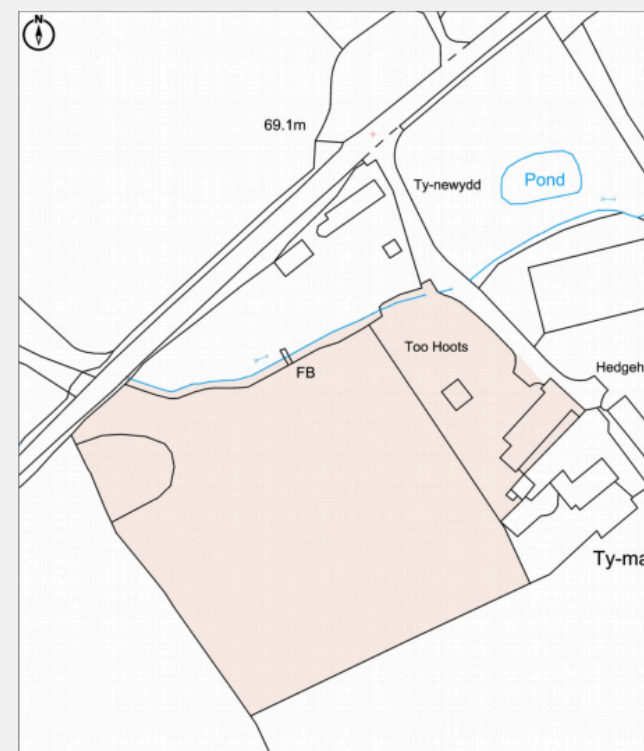
Two Hoots comprises a charming country property created from a former traditional farm building, surrounded by gardens and grounds including a paddock. The former barn was converted in 2005 to a high standard, and Two Hoots is one of three individual dwellings created from the original Ty Mawr farmstead, and now provides a superb home constructed of stone and part timber clad elevations beneath a slate and part flat roof, with under floor heating served by a ground source heating system. The layout is highly adaptable and well suited to either permanent occupancy or use as a second home, either for private owner occupation or for letting purposes from which a healthy income could be derived, which has been its most recent use.





There are three reception rooms on the ground floor, the main living room having a woodburner and staircase to the first floor, together with direct access to the kitchen/breakfast room. The kitchen incorporates plenty of wall and floor units, integrated oven, microwave and hob, and doors to the patio outside. There is also plenty of space for dining table and chairs. The two other reception rooms are interconnecting and provide adaptable space, also with access to outside. There are two double bedrooms on the ground floor, and a bathroom with interconnecting shower room and side hall. At first floor level, there are two further double bedrooms and a 'jack and jill' shower room.

In summary, Two Hoots is a superb, rural property, perfect for use as a second home, holiday let or permanent dwelling, located in a peaceful part of Anglesey and close to the coastline and village amenities.



OUTSIDE

The property is approached via a long drive flanked by stone walls, over which Two Hoots has a right of access, to a parking area in front of the house. Beside is a raised lawn which also has separate access to the drive and several mature trees which provide a high degree of privacy. There is a detached garage of block construction beneath a slate roof (5.4 deep x 4.5 wide) served with light and power and having an up and over door and side courtesy door. Beside the house are patios and an area for a hot tub. To the side of the garden is a field which is down to grass and from which are impressive views across rolling countryside. The field would be suitable for anyone wishing to keep horses or livestock, or simply for amenity use for walking and enjoying the outdoors.





PROPERTY INFORMATION

Directions

To reach the property from the A5025 at the Four Crosses roundabout on the edge of Menai Bridge, travel in a northerly direction towards Benllech and Amlwch. Proceed for just under 9 miles to the roundabout on the edge of Moelfre, taking the first exist. Continue for just over two miles turning left into the lane signed for St Michael's Church. The entrance for Too Hoots, Hedgehogs and Ty Mawr will be seen on the left hand side in just under a mile.

What3words: <https://w3w.co/firelight.unfilled.mingles>

Address: Two Hoots, Mynydd Bodafon, Llannerchymedd, Anglesey, LL71 8BN

Services: Mains water & electricity. Private tank drainage (treatment plant). Ground source heating system. Broadband connection available.

Local Authority: Ynys Mon County Council. Tel: 01248 750057

Council Tax: Band G

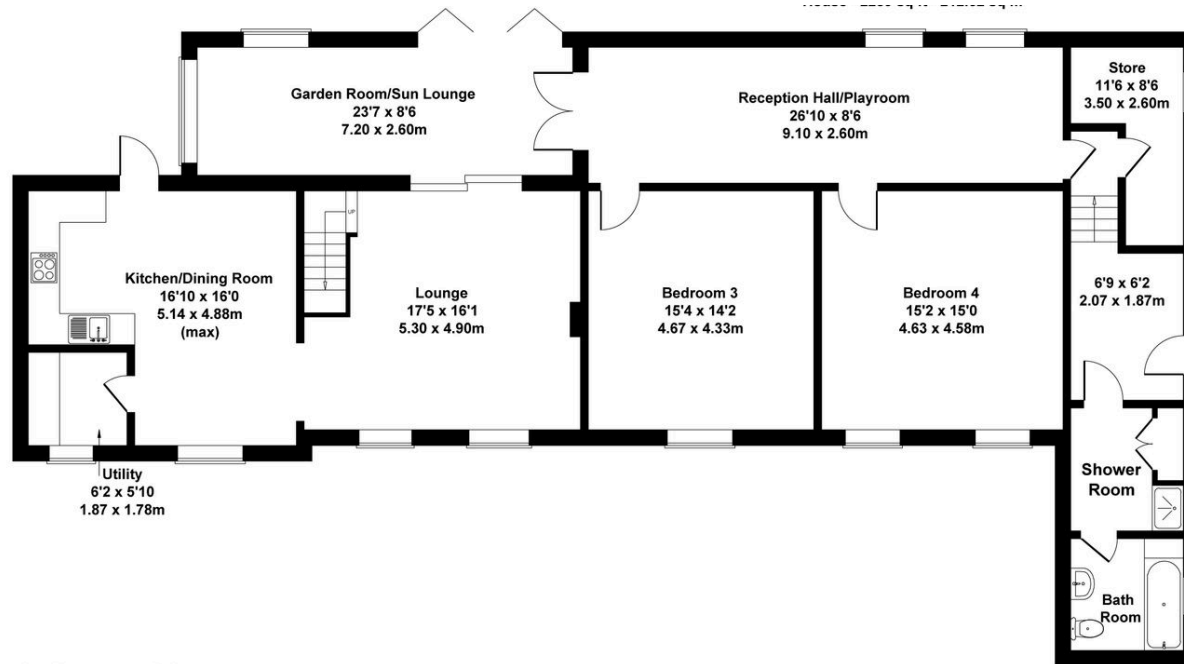
NB: The property has access rights over drive which is part of the neighbouring property, Hedgehogs. Two Hoots, Long with Hedgehogs and Ty Mawr are party to a maintenance agreement.

TWO HOOTS

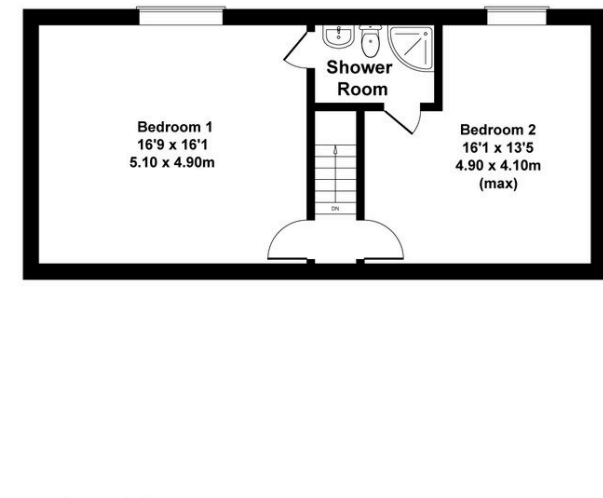
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GROUND FLOOR



FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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Important Notice Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information, and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

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