



Bluebell Inn, Llangurig, Llanidloes, Montgomeryshire, SY18 6SG

A SUBSTANTIAL 16th Century Grade II listed INN and HOTEL with PUBLIC BAR, RESTAURANT, BREAKFAST ROOM, GAMES ROOM and NINE BEDROOMS (majority ensuite). The Inn is situated in an EXCELLENT TRADING POSITION on the junction of the main North-South road in Wales (A470) and the main road from the Midlands (A44) to the beautiful Welsh coast. There is also a very LARGE CAR PARK to the rear. Excellent trading figures.

- * INN: Lounge and Public Bar * Morning Room * Restaurant * Breakfast Room * Games Room *
- * Commercial Kitchen * Utility * Freezer Room * EPC Rating 'tbc' *
- * GUEST HOUSE: Nine Bedrooms (majority ensuite) *
- * OWNERS ACCOMMODATION (Living Room, Kitchen, Three/Four Bedrooms, Bathroom, Separate WC) *

£375,000 Price Freehold

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The Business

The Bluebell Inn is an ever popular village pub that serves the local and wider community well catering for individuals, couples, families, bus parties and many other groups. The substantial property is ideally located on the main North-South route through Wales - the A470 - and the main road from the Midlands to the coast - the A44 - and attract many visitors that pass as a result. The Inn offers bed and breakfast accommodation, comprising of nine comfortable bedrooms which contain colour televisions and tea/coffee making facilities. The double, twin and family rooms are all en-suite. The single bedrooms all have washbasins and a communal bathroom adjacent. The large car park caters for many vehicles and buses and provides space for a beer garden.

The business at The Bluebell Inn has been successfully operated by our clients for many years and their decision to sell is motivated by their intention to retire from the hospitality business. Excellent trading figures with a healthy level of gross profit are available on request. These show an approximate split of trade to be 50% from wet sales, 40% from food sales and 10% from accommodation. Further information is available on request from the selling agents.

ACCOMMODATION comprises:

Covered Entrance:

With painted wooden pillars, external light and slate floor. Double doors open to the:

Entrance Hall:

Part panelled walls, flagstone floor. Door to Dining Room and to Lounge Bar.

Public Lounge Bar:

Attractive large public bar and lounge bar with exposed beams, flagstone floor. Original inglenook fireplace with cast iron range and open firegrate having wood mantel shelf surround and two settles in front. Open fire with gas burner in. Pendant, wall and spotlights. Radiator. Two secondary glazed windows to front. Open doorway to:

Morning Room (also served by main bar area):

Picture rail, two radiators, window to front. Laminate floor. Internal door to Guest House.

Games Room:

Part panelled walls. Radiator. Fitted carpet. Lightwell over the pool table and one over the passage gives a lovely bright and airy feel to the room which also houses the dartboard and juke box.

Rear Entrance Lobby:

Tiled floor. Radiator. Access to:

Ladies and Gentlemens Toilets:

Ladies with low level WC suite, corner wash hand basin. Gentlemens with two urinals and having separate, enclosed WC suite. Fully tiled floor and walls, obscure windows to rear.

Restaurant:

Seating capacity for up to 22/24 people having part panelled walls, original exposed floorboards and exposed beams. Sash windows to front and side give lovely double aspect. Two radiators, wall lights, internal door to Entrance Hall, Access to Cellar.

Breakfast Room:

Two sash windows to side, radiator, vinyl flooring. Wall lights. Door to:

Commercial Kitchen:

Range of base units having stainless steel worktops over and open shelved wall units comprising: large oil fired AGA stove with ovens and two heat areas; electric double oven with ceramic hob over; four fryers with stainless steel cooker head over. Double grill; three stainless steel microwaves; stainless steel dishwasher; stainless steel hot plate warmer. Tiled floor. Two windows to side. Stainless steel wash hand basin.

Utility and Freezer Room:

Two large fridges, one fridge and one fridge freezer. Stainless steel worktop with tiled splashback. Shelving, quarry tiled floor, fluorescent light. Separate Freezer Room having three chest freezers, three upright freezers, tiled floor, florescent light. Bain Marie. Window to rear. Half glazed door to side.

Laundry:

Wall cabinets, washing machine and tumble drier, tiled floor, sash windows to side.

GUEST ROOMS:

Attractive painted porch with external light, ramp access and original entrance door gives access to the Guest House with its guest rooms that extend over the public and lounge bars.

Reception Hall:

Attractive tiled floor, picture rail, radiator. Door to Coffee Room.

Balustraded staircase with fitted carpet rises to the First Floor.

Ground Floor Bedroom (Triple Room):

Triple Room (three single beds). Original brick fireplace (not currently used) with wood mantel surround and built-in cupboards to side. Fitted carpet, two radiators, double glazed window to front. Vanity unit with basin set into worktop with tiled surround, lights and mirror over.

Ensuite Shower Room:

Fully tiled and enclosed and incorporating shower cubicle with glass sliding doors; low level WC suite, radiator, extractor fan, fitted carpet.

FIRST FLOOR

Bedroom 2 (Double Room):

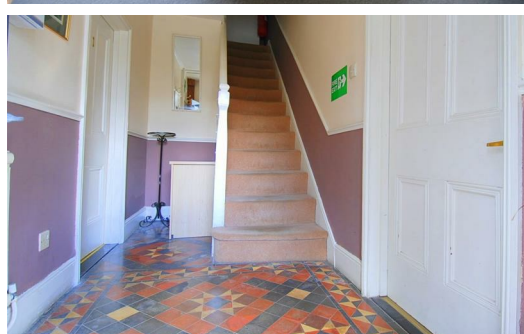
Fitted carpet, two radiators, sash window to side. Built-in wardrobe.

Ensuite Shower Room:

Fully tiled and enclosed shower cubicle, wall hung wash hand basin, low level WC suite. Florescent light with shower point and extractor fan, fitted carpet.

Bedroom 3 (Quadruple Room):

Comprising one double bed and bunk beds, fitted carpet, two radiators. Double aspect provided by windows to front and rear. Vanity unit with basin set into worktop with mirror and lights above. Built-in cupboard with shelving.



Ensuite Shower Room:

Fully tiled with enclosed shower cubicle with glass sliding doors, low level wash hand basin, radiator, extractor fan, fitted carpet.

Bedroom 4 (Single Room):

Built-in wardrobes, fitted carpet, radiator, double glazed window to front overlooking St Curig's Church. Pedestal wash hand basin with mirror, fluorescent light and shaver point over.

Bedroom 5 (Single Room):

Built-in wardrobe, fitted carpet, radiator, sash single glazed window to rear. Wash hand basin with mirror and light over.

Bedroom 6 (Single Room):

Fitted carpet, radiator, secondary glazed sash window to front overlooking St Curig's Church. Pedestal wash hand basin with mirror, fluorescent light and shaver point over.

Bedroom 7 (Single Room):

Built-in wardrobe. Fitted carpet, radiator, single glazed sash window to rear. Pedestal wash hand basin with mirror, fluorescent light and shaver point over.

Ensuite Shower Room:

Fully tiled walls, corner shower cubicle with glass sliding doors. Low level WC suite, radiator, vinyl floor. Double glazed window to front.

Bedroom 8 (Twin Room):

Built-in wardrobes. Fitted carpet, secondary glazed window to front.

Ensuite Shower Room:

Fully tiled with enclosed shower cubicle, wall hung wash hand basin with mirror, fluorescent light and shaver point over. Low level WC suite. Extractor fan, fitted carpet.

Bedroom 9 (Twin Room):

Built-in wardrobe. Fitted carpet, two radiators, secondary glazed window to front.

Ensuite Bathroom:

Fully tiled walls, vinyl floor. Panelled 'P' shaped bath with shower and screen over. Pedestal wash hand basin with mirror, fluorescent light and shaver point over. Low level dual flush WC suite. Radiator. Single glazed sash window to rear.

Landing:

Fitted carpet, three radiators. Door to:

Separate WC:

High level WC suite, corner wash hand basin with tiled surround, vinyl floor. Radiator, single glazed window to side.

OWNER'S ACCOMMODATION:

The Owner's Accommodation is spacious and comprises a LAUNDRY, LOUNGE, KITCHEN, LIVING ROOM, THREE/FOUR BEDROOMS, BATHROOM and a SEPARATE WC.

Outside:

To the rear of the property is a very large tarmac car park which has ample space for fifty or more vehicles, a beer garden as well as a Garage and Wood Shed.

Licence:

A Premises Licence is held which permits the business to retail alcohol between the hours of 11.30 am and 2.00 am seven days a week.

Agents Remarks:

The Bluebell Inn occupies an enviable location in the popular village of Llangurig, on the River Wye which has a post office, shop, craft centre, busy community centre, chapel and church. The property is at the centre of the community and is well supported by locals as well as trade from rambler, cyclists, motorbike riders, horse riders, rally enthusiasts (Sweet Lamb complex used in the RAC is within a few miles) fisherman as well as tour buses given the large parking area to the rear as well as the space for a bus to park opposite the pub.

The Inn is ideally located close to the popular market towns of Llanidloes (www.llanidloes.com) and Rhayader (www.rhayader.co.uk) and the stunning scenery of the Elan Valley Lakes and Reservoirs (www.elanvalley.org.uk) and the popular Hafren Forest. The university town and West Wales coast at Aberystwyth is a forty minute drive.

The Bluebell Inn is a popular venue for locals and visitors alike and offers great scope for further development. Excellent trading figures (available on request) suggest that this is an ideal commercial opportunity. Viewing is highly recommended.

Services:

Mains electricity, water and drainage.

Business Rates:

Contact Clare Evans & Co for more information on Business rates 01597 810457.

Local Authority:

Powys County Council. Tel No: 01597 826000 www.powys.gov.uk

Council Tax:

We are advised that the Council Tax Band is B'.

Viewing Arrangements:

Viewing are strictly through the Sole Agents, Clare Evans & Co tel 01597 810457 sales@clareevansandco.co.uk

Important Notice:

These particulars are offered on the understanding that all negotiations are conducted through this company. Neither these particulars, nor oral representations, form part of any offer or contract and their accuracy cannot be guaranteed. Any floor plan provided is for representation purposes only, as defined by the RICS Code of Measuring Practice and whilst every attempt has been made to ensure their accuracy the measurements of windows, doors and rooms are approximate and should be used as such by prospective purchasers. Any services, systems and appliances mentioned have not been tested by us and we cannot verify that they are in working order. All photographs remain the copyright of Clare Evans & Co.

The Property Ombudsman:

Clare Evans & Co is a member of The Property Ombudsman Estate Agents Scheme and therefore adhere to their Code of Practice. A copy of the Code of Practice is available in the office and on request. Clare Evans & Co's complaints procedure is also available on request.

PMA Reference:

2106925918



Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

◀ 75 This is how energy efficient the building is.

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient



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