

The Old Rectory Hotel

Llangattock, Crickhowell | Freehold £2,100,000



Ref:4740060
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 **CHRISTIE & CO**



Summary

- 22 en suite guest bedrooms
- Set in c,13 acres
- New function and events hall
- Idyllic views over the Black Mountains
- Staff Accommodation
- Excellent location within the Brecon Beacons



Description

The 4* rated Old Rectory Hotel is a luxury wedding venue and hotel set enviably at the foot of the Black Mountains, with idyllic views across the Brecon Beacons national park. The hotel comprises 22 en suite guest bedrooms and is presented in good decorative order throughout. The hotel, which dates from the 16th century sits in c.13 acres of its own grounds which incorporate its own ancient orchard and is an important pillar of both the local community and a luxury option for the areas many leisure visitors.

The hotel has benefitted from continued investment from our clients, including a newly extended dedicated events and wedding space (200) within the main building, a new large garden patio to enjoy the views on offer, the addition of 6 further bedrooms and a new 40 space supplementary car park.

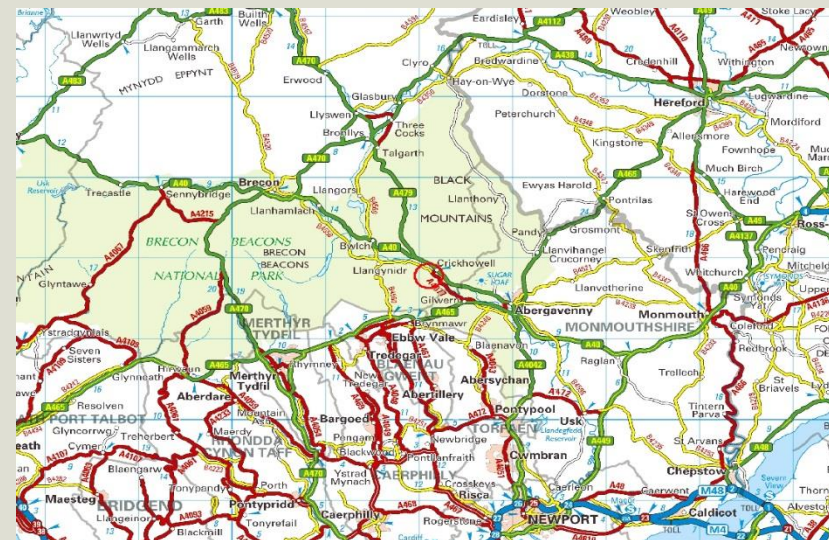


LOCATION

The hotel is in Llangattock, a picturesque village near the larger settlement, Crickhowell in Wales's famous Brecon Beacons national park. Famed for its natural beauty, the area attracts millions of tourists annually keen to explore the vast landscape. There are a plethora of outdoor activities to enjoy such as hiking & cycling, castles and canals to visit and many great food options to explore.

The Monmouthshire & Brecon canal is directly accessible from the gardens, guests are able to walk many miles in either direction and the hotel regularly services guests using this walkway,

The area is very accessible with Cardiff city centre just 1hr away. The M4 is 23 miles away and the A40 just ½ mile away giving access to England and to the South East.



INTERNAL DETAILS

22 en suite bedrooms across 3 floors. Public areas include new function room with dedicated bar, restaurant, main hotel bar, private dining room and reception hall.

The new function room has provided an increase in the wedding and events business at the hotel and is serviced with a lift.



Letting Accommodation

There are a total of 22 guest bedrooms all offering en suite facilities all situated within the main house, the rooms to the rear have views across the gardens and beyond to the mountains.

Room Type	Quantity
Standard Single	2
Standard Double	5 (1 zip link bed)
Twin	2 (1 zip link bed)
Family	4 (2 zip link beds)
Four Poster rooms	2
Suites	6
Master Suite	1 (zip link bed)

External Details

The Hotel sits in c. 13 acres of grounds. To the rear of the main building is a former 9-hole golf course now laid mostly to lawn with a large patio offering dining space with spectacular views.

There is parking at the front and to the side of the hotel and a detached cottage, currently used as staff accommodation however does offer scope for further guest rooms.











THE OPPORTUNITY

The 4* Star old rectory hotel is a long established and highly regarded business enjoying solid year-round trade and a huge wedding business, with impressive forward bookings for 2022. The hotel has undergone a rigorous scheme of updating and offers a buyer the opportunity to take over a successful business in a lovely setting.

Our clients have been running the business since 2015 and have made significant investment including the addition of 6 luxury bedrooms as well as a refurbishment of the whole hotel, addition of staff cottage, extension of the function hall and addition of a guest lift. Externally they have added a new al fresco dining area and a new car park as well as closing the golf course, enhancing the enjoyment of the grounds for hotel guests.

Since the completion of the newly extended function hall the hotel has since seen a spike in wedding business and is now an established local wedding venue.

The hotel appeared on, and won channel 4's "Four in a bed" in 2018.

The business has a 5 star hygiene rating and a 4* rating on TripAdvisor, with guests commenting on the quality of the food on offer, as well as the location and overall charm of the hotel.

Trading Information

Trading information is made available via Richard Thomas at Christie & Co following the receipt of a signed NDA

Development Potential

Planning permission has been granted for a standalone function room in the grounds, this could be used as a spa area or other alternative use. Given the considerable size of the grounds there is scope for the addition of glamping or lodge accommodation (STP)



Viewing

No direct approach may be made to the business as staff are not aware of the sale. For an appointment to view, or for further information, please contact:

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