



# Elen's Castle Hotel

Ref: 5646720

Dolwyddelan, Conwy, LL25 0EJ

Freehold: £499,000

8 bed coaching inn

Snowdonia National Park

Restaurant & bar

Additional 4 bed bunkhouse

T/O to 21.3.22 £148,817, Gross Profit 78%

Car park & secure bike storage. Energy Rating A



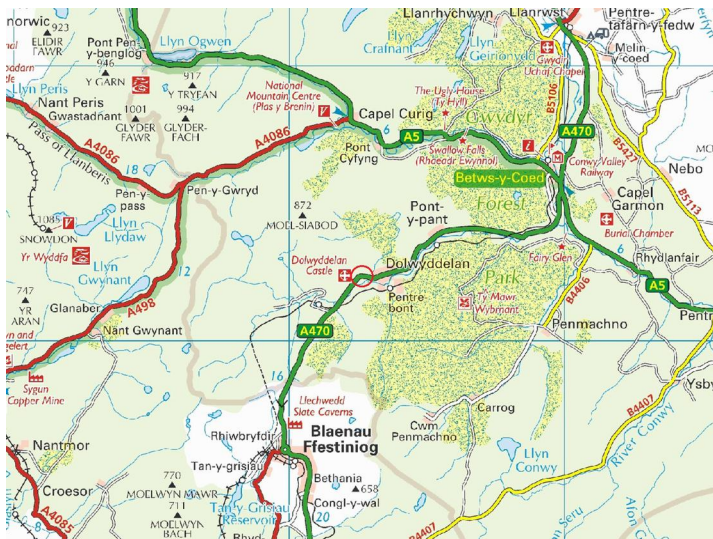
## Description

An 18th century coaching inn with every modern comfort, and several awards including a Silver Green Tourism award. Elen's Castle Hotel is named after the daughter of Prince Llywelyn the Great, who was born in Dolwyddelan the family tree can be seen on a painting in the bar. This hotel offers a unique, beautiful and relaxing holiday base situated at the foot of Mount Siabod, at the heart of the Snowdonia National Park in North Wales, between Betws-y-Coed and the Crimea Pass.

A small village setting with Dolwyddelan Castle just a few minutes walk away, the hotel offers en suite accommodation, great food, and drinks. Alongside its wealth of history, it offers modern, and eco-friendly hotel accommodation. In the former coach houses and stables are the bunk house, and a large secure indoor storage area for motorbikes and bicycles.

Elen's Well, a natural spring which dates back to Roman times is located on the land to the rear of the main building.

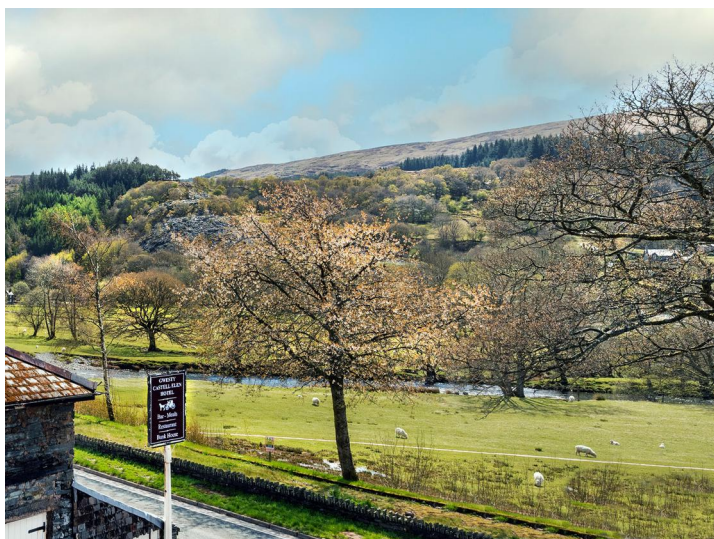
All rooms are en suite, some with stunning views. There is a four-poster bedroom for a little more luxury, and a family suite for groups of up to five.



## Location

Elen's Castle Hotel is set at the heart of Snowdonia National Park in the beautiful village of Dolwyddelan in the Lledr Valley. The property is prominently situated on A470, and sits between Betws-y-Coed, just 5 minutes away, and Blaenau Ffestiniog. With its wide range of walks and treks, the tourist area of Betws-y-Coed and district, attracts a large number of visitors all year round. Dolwyddelan Castle is on the outskirts of the village just a few minutes walk away.

This hotel offers a beautiful holiday base at the foot of Mount Siabod, at heart of the Snowdonia National Park in North Wales between Betws-y-Coed and the Crimea Pass. It is ideal for visiting Surf Snowdonia at Adventure Parc Snowdonia, and is only 5 minute drive to the popular Zip World Titan, and Zip World Forest.



## Internal Details

### Ground floor:

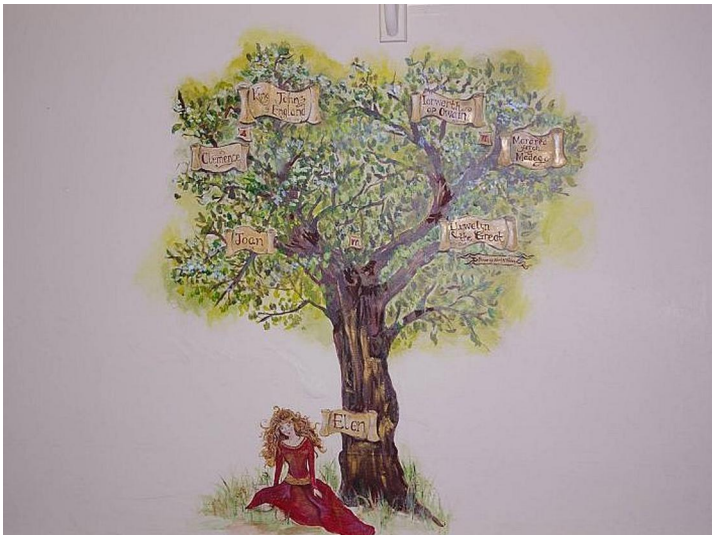
Breakfast room, restaurant, garden room for 30 covers, a separate characterful bar, and bar lounge.

### Coach houses/stables:

Secure indoor motorbike and bicycle storage area.

### Ancillary areas:

Catering kitchen, prep room, and walk-in fridge, laundry room, office, and owner's living room, ladies and gents wc's.



## Letting Accommodation

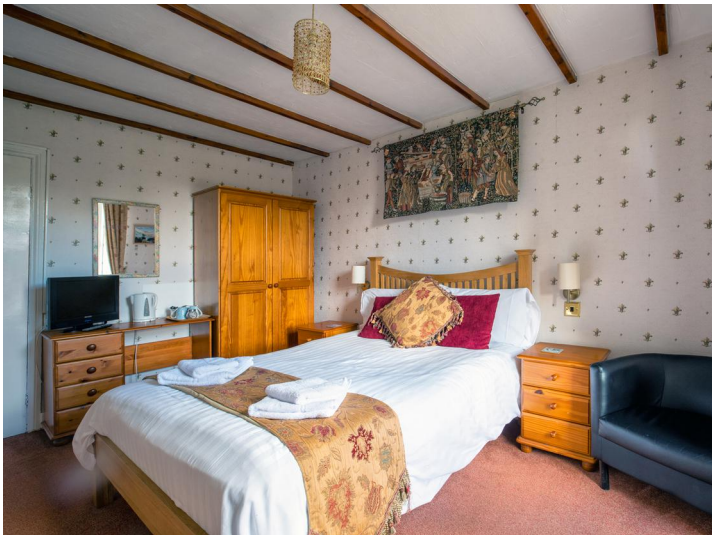
8 en suite letting rooms, of which four are situated over the first floor of the original building.

The bedrooms are currently configured as:

- Room 1: double room with bath and shower
- Room 2: double four poster with bath and shower
- Room 4: double room with shower
- Room 6: double room with shower
- Room 8: double room with shower
- Room 10: family suite with master double, single room, a room with bunk beds, and en suite bathroom with shower
- Room 12: twin room with shower
- Room 14: double with a bath and shower

Bunk House:

- 4 beds, and bathroom with shower







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## Customer Due Diligence Checks

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

## Contact

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

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