



Gwesty Minffordd Hotel

Ref. 5842778

Tal-y-llyn, Tywyn, LL36 9AJ

Freehold: £650,000

Situated in the most stunning location

Boutique Country Hotel

7 en suite letting rooms

Paddock with further opportunities (STP)

Scope to expand and increase trade

Set in 2.1 acres. Awaiting EPC





Description

The Minffordd Hotel is a delightful and charming seven en suite letting room boutique hotel. Situated in the most stunning setting and on the 'Mac Loop' it's in a prime position for the aviation enthusiast. The property boasts a plethora of public spaces and a commercial kitchen. Externally there is ample parking for a number of vehicles and sizeable paddock which could be used for an array of other opportunities subject to the relevant consents. In all it is set in 2.1 acres.

Location

what3words: ///lions.champions.train

Snowdonia National Park: 10 miles | Aberdyfi: 16 miles | Barmouth: 17 miles | Aberystwyth: 27 miles

Ground Floor

A number of public areas are present on the ground floor, a bar area with fully trading alcoholic licence, with large windows it provides fabulous views up and down the valley, a cosy snug room with wood burning stove provides further seating from the bar. A sizeable restaurant/breakfast room with many period features has a nice feel and can cater for a number of people. The commercial kitchen is of good proportions, fitted with industrial appliances it's fully equipped. Further on the ground floor are three accessible double rooms with en suites, large storage area, private dining room/lounge and customer toilets.

Fixtures & Fittings

Fixtures and fittings are included in the freehold sale, however personal items relating to the current owners shall be removed. For further clarity, please discuss with the selling agent.





Letting Accommodation

The letting accommodation is split throughout the ground and first floors. Currently operating with seven en suite rooms, all fitted to a relatively high standard but could benefit from modernising in places should one wish, they are made up of four double rooms (one is owners accommodation), two single rooms and two twin rooms.

Owner's Accommodation

Owner's accommodation is currently present with a spacious private lounge area to the rear along with a double bedroom with en suite bathroom above.



External Details

Externally there is ample parking for a number of vehicles, set within 2.1 acres it provides the opportunity to expand on the current property and/or utilise the large, grass paddock which runs down to the river. In years gone by, the current owners have held events here but would benefit from more permanent structures like camping/glamping pods, lodges or cabins, however we would suggest you seek professional planning advice on this. Also present are two large outside storage areas, one having been converted into a laundry room, equipped with drying racks, washing machines and tumble dryer. The other is a store for all the essential garden equipment and furniture along with further bottle and wine storage.

The Opportunity

This is a fabulous opportunity to acquire a unique property/business in the most stunning location with vast scope to build on, develop and increase further trade.





Minffordd

Hotel

Area: 2.17 acres

Car Park

PC

TCB



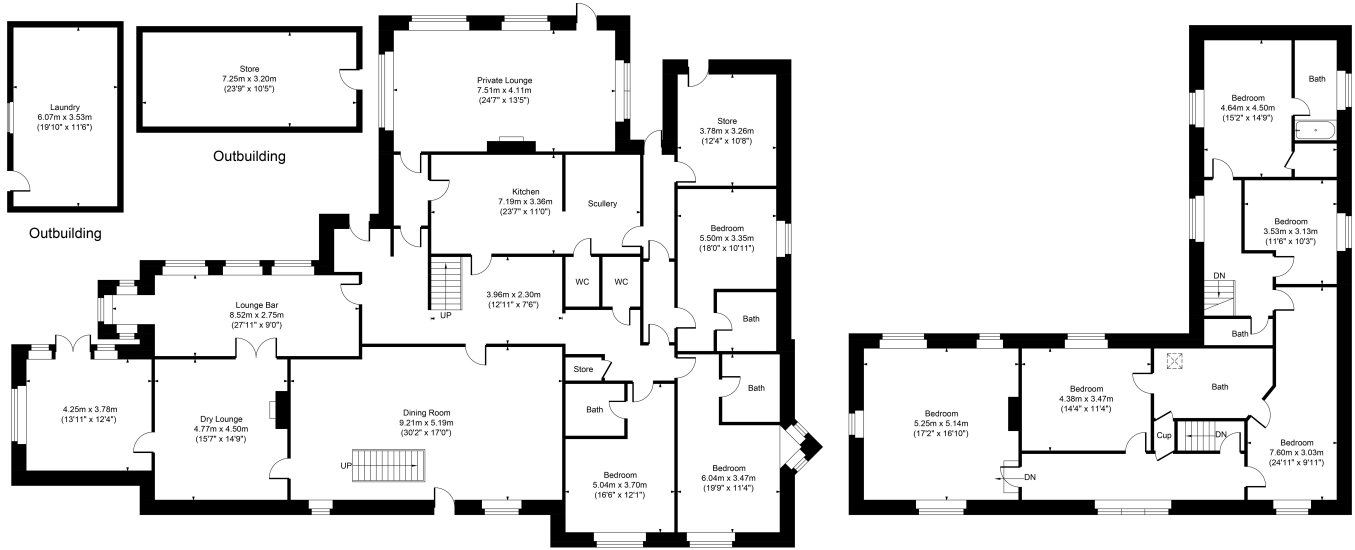
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LANDMARK INFORMAT



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Gwesty Minffordd Hotel, Tywyn Gwynedd, LL36 9AJ
 Main House Approx. Gross Internal Area:- 413.66 sq.m. 4453 sq.ft.
 Store / Laundry Approx. Gross Internal Area:- 44.63 sq.m. 480 sq.ft.
 Total Approx. Gross Area:- 458.29 sq.m. 4933 sq.ft.



FOR ILLUSTRATIVE PURPOSES ONLY-NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
 [] Denotes restricted head height
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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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