



Ffarm Country House

Betws Yn Rhos, Abergele, Conwy, LL22 8AR

Freehold - Offers in excess of £950,000 | Ref: 5646789

KEY HIGHLIGHTS



Grade II Listed building dating back to 1706
EPC Exempt



Offers versatile guest and owner's
accommodation



Outstanding reputation



Scope to increase revenue



Excellent owner's accommodation



Delightful lawned gardens & car parking



Potential to convert building into a large, luxury
residential house (STPP)



LOCATION



Betws Yn Rhos, Abergele, Conwy, LL22 8AR

The Ffarm Country House nestles in the centre of the beautiful village of Betws-yn-Rhos, just 10 minutes from the A55 express way in Conwy County in North Wales which provides easy access to the delights of Chester, Snowdonia and Anglesey.

The village is located circa 11 miles from the popular destinations of Llandudno and Conwy.

Ffarm is within walking distance of the village shop, the Silver Birch Golf Club, the Wheatsheaf Inn and numerous delightful walks.

Please follow the link below to the Ffarm Country House website:

Website



THE HOTEL

This well-established business offers boutique bed and breakfast accommodation in the magnificent setting of a Gothic-style Grade II listed building, dating back to 1706. The Ffarm is being offered for sale as a strong going concern with a solid trading performance and excellent guest reviews.

There is huge potential to split the building and use the east wing as a substantial family home with the west wing serving as B&B accommodation.

The premises are licenced and provide evening meals for guests, there is ample scope to expand the restaurant to non-residents also.



INTERNAL DETAILS

Embracing its gothic roots, this stunning boutique mansion house retains an abundance of original features; you're greeted in the grand hall by the imposing original staircase, with marvellous reception room, spacious dining room and multi-use snooker room branching off. A fully fitted commercial kitchen with prep room off, which conforms to 5* commercial catering hygiene standards, provides to the 16-cover dining room.

The building offers versatile owner's and letting accommodation. Currently, 10 of the 12 bedrooms are available for guests (9 in the hotel and one in the self catering flat) and the other two rooms serve as owner's accommodation. This configuration could be easily altered to provide four bedroom owner's accommodation and eight guest bedrooms. There is an office on the first floor which could be reconfigured to a fifth owner's bedroom if so required, giving 13 bedrooms in total.







SNOOKER ROOM

The snooker room has a three-quarter size table that may be used for snooker or pool. However, it also has a three-section table-top that can be added in minutes to turn it into a 12-seater conference table for meetings, or a 12-seater dining table for guest functions.

The snooker room also has separate access to the owner's accommodation and can be easily closed off to guests to allow it to be used for the dedicated use of the owner's for their own entertainment of family or friends - either on an occasional or permanent basis.





LETTING ACCOMMODATION

There are nine guest bedrooms within the main building, plus an additional self-catering flat with its own separate access to the rear of the hotel.

The current owners limit occupancy to seven out of nine hotel rooms so they can maintain their desired lifestyle choice. This offers scope for a new owner to run the Ffarm more intensively if desired.







SELF CATERING APARTMENT

A self-contained apartment sits to the rear of the property, with a private entrance, providing another option for guests. The apartment comprises of a kitchen/living room and a bedroom with en suite shower room.





OWNER'S ACCOMMODATION

The outstanding duplex owner's accommodation consists of a domestic kitchen, stunning drawing room with mezzanine, and king size bedroom. Small alterations would allow for the owner's accommodation to be extended further into the east wing of the guesthouse, allowing for additional space. The owner's accommodation benefits from its own separate entrance on the east side of the building and as a result the owner's accommodation feels private and naturally separated from the business operation; a rare feat in the industry.







EXTERNAL DETAILS

The Ffarm hotel is being offered for sale with the benefit of a substantial off-road private car park suitable for 20+ vehicles plus a delightful lawned area and patio to the east side of the building. The Ffarm is well screened from the village by substantial mature trees (all of which are subject to TPOs) and which create a serene feeling of peace and quiet whilst being in the centre of the village itself. Depending on the Purchaser's requirements two separate additional plots may be purchased (subject to negotiation) to increase the overall site to approximately two acres and increase the rural charm, and tranquillity of the Ffarm. These two additional plots may particularly appeal to someone wishing to make the Ffarm more of a home than a business.





THE OPPORTUNITY

Ffarm Country House really is a unique prospect. From the moment one enters the sweeping driveway to the Ffarm and approach this magnificent Manor House you are presented with the unique architectural ambience and rural tranquillity of the Ffarm. The current owners say that it all puts the smile on the faces of the guests as they arrive, but the second WOW comes in the hall - they say guests arrive happy and leave as friends.

The business currently trades 12 months a year on a lifestyle basis, with opportunity for revenue to be increased through higher occupancy and further focus on the food and beverage offerings.

The stunning catering kitchen, which has recently had substantial investment, is primed for an operator looking to advance the restaurant side of the business and, if desired, to make it the main feature of the business.



SERVICES

Mains water and electricity are connected, with drainage to the village sewerage system. Heating is primarily provided by two oil boilers, with additional heating provided by three LPG fed gas fires in the public areas of the hotel. The Ffarm does not have a mains gas supply.

LICENCES

The premises are licenced and provide evening meals for guests, there is ample scope to expand the restaurant to non-residents also.

DEVELOPMENT POTENTIAL

There is potential for the whole building to be converted back into a stunning, luxurious residential dwelling (subject to planning permission) which would create one of the most desirable houses within this hugely popular area.

Alternatively, the hospitality business could be maintained through the conversion of the west wing to low maintenance self catering holiday lets for additional income whilst the owners enjoy the rest of the Ffarm for their own use (subject to planning of course).



TRADING INFORMATION

Trading information is available upon request.

FIXTURES & FITTINGS

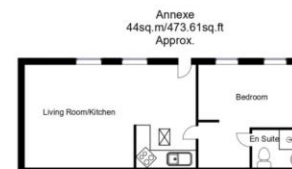
The Ffarm is to be sold as a going concern with all letting rooms retaining furniture, TV's, soft furnishings, carpets and curtains to enable continued operation of the hotel.

Artwork (pictures & ceramics etc.) in all rooms is the property of the seller and will be retained by them. The public areas contain a number of items of furniture that are of personal significance to our clients and again the majority of art works in the public areas are the property of the sellers and will be retained by them. However, the majority of the furniture in the public areas and commercial kitchen will remain at the Ffarm to facilitate continued trading.



FLOOR PLAN

Approximate Total Internal Floor Area: 914sq.m/9839sq.ft



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.

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CONTACTS

No direct approach may be made to the business. For an appointment to view, or for further information, please contact:



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