



# Old Rectory Country Hotel

*Llangattock  
Crickhowell  
NP8 1PH*

*Freehold: £1,500,000*

Ref: 4740062



## DESCRIPTION

Now closed, this former four star-rated Old Rectory Hotel was 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 ensuite guest bedrooms and is still presented in good decorative order throughout. The hotel, which dates from the 16th Century, sits in just over c. 11 acres of grounds which incorporates its own ancient orchard and is an important pillar of the local community, as well as a luxury option for the area's many leisure visitors.

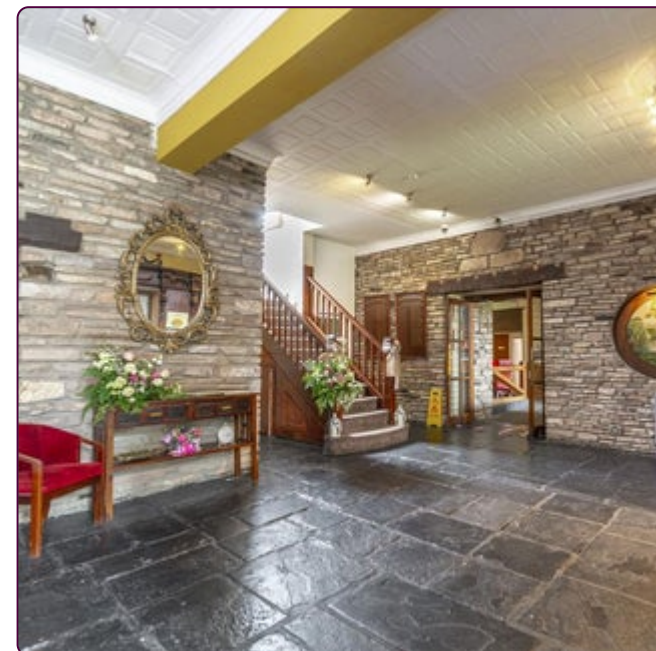
The hotel has benefitted from continued investment from our clients including a newly extended dedicated events and wedding space (200) within the main building, a new large garden patio to enjoy the views on offer, the addition of six further bedrooms, and a new 40-space supplementary car park.

## DEVELOPMENT POTENTIAL

Planning permission has been granted for a standalone function room in the grounds which 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 (STPP)

## KEY HIGHLIGHTS

- Now closed
- 22 ensuite guest bedrooms
- Set in 11.08 acres
- New function and events hall
- Idyllic views over the Black Mountains
- Fantastic Brecon Beacons location. Energy Rating C



## LOCATION

what3words: ///montage.sharpened.clenching

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

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

The area is very accessible to Cardiff City Centre which is just one hour away. The M4 is 23 miles away, and the A40 is just half a mile away giving access to England and to the South East.

## EXTERNAL DETAILS

The Hotel sits in c. 11 acres of grounds. To the rear of the main building is a former nine hole golf course now laid mostly to lawn with a large patio offering dining space with spectacular views. There is ample opportunity to increase further accommodation or wedding trade subject to the relevant consents and the grounds can be utilised in many ways. There is ample parking at the front and to the side of the hotel.



## THE OPPORTUNITY

This former four star Old Rectory Hotel has a long-established and highly regarded business which enjoys solid year-round trade and a huge wedding business. The hotel has undergone a rigorous scheme of updating over the years and offers a buyer the opportunity to take over the reigns of this fabulous property in the most stunning location.

Our clients have been running the business since 2015 and have made significant investment including the addition of six luxury bedrooms as well as a refurbishment of the whole hotel, an 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 which has added to the enjoyment of the grounds for hotel guests.

After completion of the newly-extended function hall, the hotel saw a spike in wedding business and became an established local wedding venue which could easily be reopened and renewed by new owners.

This property offers a fantastic opportunity for an array of uses; a hotel and wedding venue once more, a care home, a SEN facility or a private residence, the opportunities really are endless, but subject to the relevant consents.



## INTERNAL DETAILS

The accommodation offers 22 ensuite bedrooms across three floors. Public areas include a new function room with dedicated bar, a sizeable restaurant, a main hotel bar, a private dining room and spacious reception hall.

The new function room has benefitted the hotel greatly and has provided an increase in the wedding and events business at the hotel and offers a lift to the various floors. Ancillary areas include a large commercial kitchen, prep room, WC and staff areas.

## LETTING ACCOMMODATION

There are a total of 22 guest bedrooms all offering ensuite facilities which are situated within the main house with the rooms to the rear benefitting from views out across the gardens and grounds which offer stunning views up to the mountains. Rooms range from standard single rooms, double rooms, twin rooms, superior, bridal and executive suites, and a family room.

## FIXTURES & FITTINGS

All trade fixtures and fittings are included within the sale. A full inventory will be provided during the conveyancing process.

## TRADING INFORMATION

Past trading information can be obtained via the selling agent.

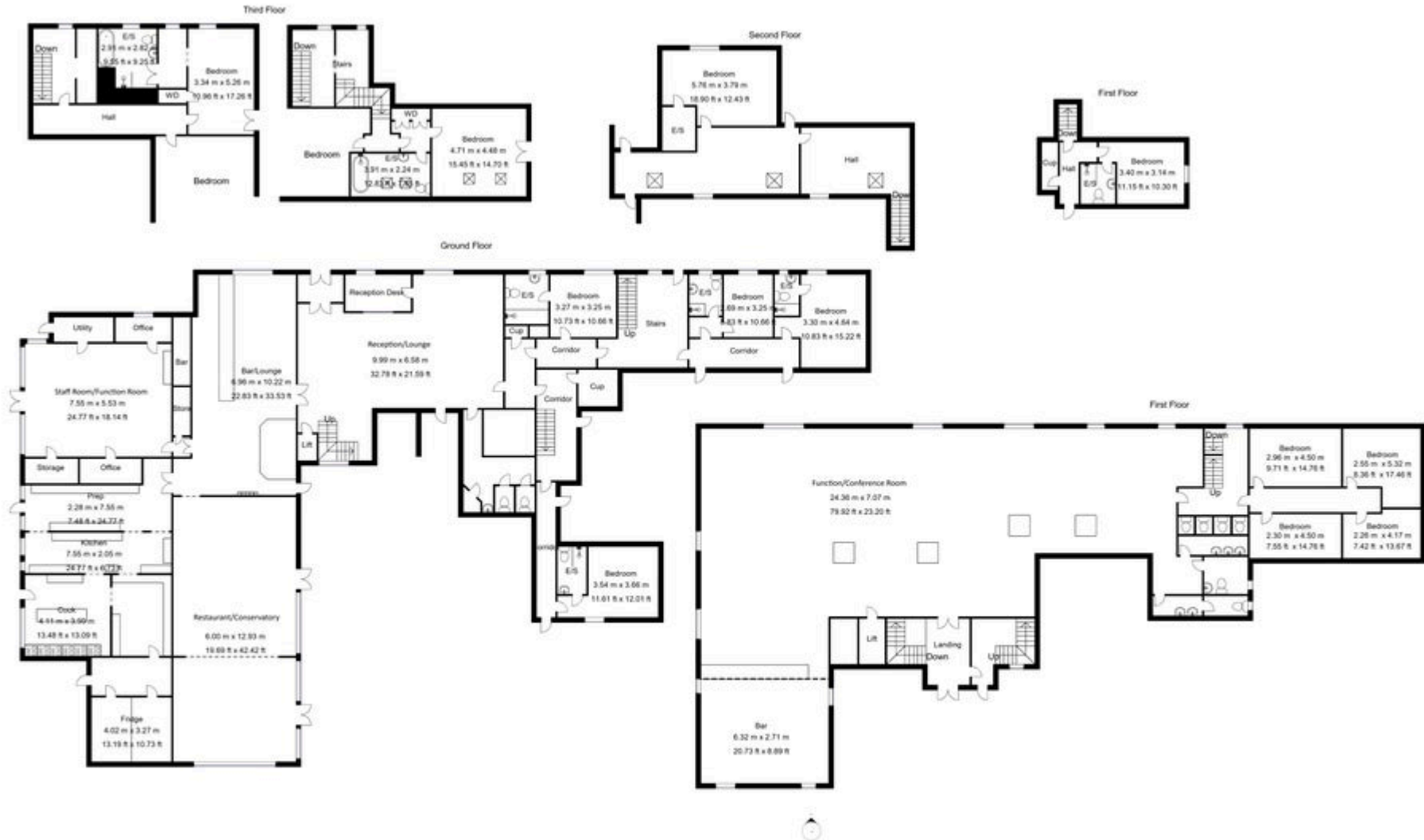
## TENURE

Freehold









1 Floor 0  
1:75

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## 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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