



GWERN BORTER MANOR

Rowen, Conwy, LL32 8YL

FREEHOLD: £1,250,000 | REF: 5646824

KEY HIGHLIGHTS

- Beautiful holiday lettings property
- 9 refurbished bedrooms, sleeps up to 20
- 1.482 acre site with hot tubs & sauna
- Very strong trading performance
- Wonderfully positioned for area's attractions
- Stunning views of North Wales countryside.

Energy Rating F

LOCATION

Gwern Borter Manor is situated in the stunning Welsh countryside, 3.8 miles south of Conwy. Within the surroundings of Snowdonia National Park, Gwern Borter provides excellent views in all directions. Conwy, Llandudno, Colwyn Bay, Llanrwst and Betws Y Coed are all within a 30 minute drive making it an excellent spot for activity-based stays.

Access is easy from most directions with the A55 to the north, heading east/west and the A470 to the east heading north/south.



INTERNAL DETAILS

The property, of stone elevation and under a slate roof, has undergone extensive refurbishment which completed in 2023. The list of rooms is extensive and includes, dining room, main lounge, kitchen and a number of relaxed sitting areas.





LETTING ACCOMMODATION

There are nine homely bedrooms sleeping up to 20 guests;

BEDROOM ACCOMMODATION

One king bed with roll top bath and ensuite with shower

Two king bed with ensuite with shower

One king bed with ensuite with bath and over bath shower

One king bed

One king bed with attached single bedroom

One single bed with trundle bed & ensuite basin

One double bed with ensuite shower

Two single bed plus trundle bed bathroom

Two shared bathrooms





EXTERNAL DETAILS

The outside space is also impressive with ample parking, lawned gardens and places to dine outside and enjoy the setting and views. In addition, there are hot tubs and a custom-built sauna.

The plot is circa 1.482 acres in total.

THE OPPORTUNITY

Gwern Borter is simply a stunning property; benefitting from recent refurbishment it is in excellent condition. Opportunities include continuing to trade as a going concern or potential for residential dwelling subject to the necessary permissions.

This business opportunity benefits from a large of bookings for the coming year and regular returning guests.

TRADING INFORMATION

Our client informs us that turnover in 2024 was £120,000 and they have already matched that in 2025.





DEBT & INSURANCE ADVISORY

FINANCE

Christie Finance has over 40 years' experience specialising in sourcing commercial finance. We can offer support throughout the whole buying process, working tirelessly on your behalf to deliver effective funding solutions on a timely basis. We can offer both secured and unsecured lending solutions to suit potential buyer requirements.

CONTACT

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CONTACT

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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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CONDITIONS OF SALE

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