



**Dolafon Guest House High Street, Caernarfon, LL55 4SU**  
**£650,000**

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Property has a degree of flexibility but can be utilised as a six / seven bedroom bed and breakfast, or could be transformed into a full service bistro hotel.

All of the rooms have individual bathrooms, mostly en-suite. In addition to the bedrooms there is a spacious dining room, a private lounge as well as a range of private rooms to the second floor.

As a guest house the property has two kitchen areas as well as several ancillary rooms.

Guests find themselves within easy reach of not only the lake and mountains but also the attractions Llanberis itself has to offer such as Electric Mountain and the Slate Museum. The Caernarfon Bay coast is within an easy drive with Anglesey not much further.

The mountain scenery can be enjoyed from most bedrooms and for those looking for a relaxing less energetic holiday the Mountain Railway Station is a few minutes walk from the property.

Llanberis is one of the finest destinations in North Wales. the town is situated on the edge of Lake Padarn and is at the foothills of the Snowdonia Mountain range.

If you fancy owning a jewel in the North Wales leisure crown, look no further.

Listed Building Information

History

Built in the 1860s or '70s, probably as a guest house but possibly originally as a private house, in either case reflecting the increasing importance of Llanberis as a centre for visitors, tourists and retired residents in the second half of the C19. The positioning of its main entrance to the side, thus ensuring maximum exposure of its principal rooms to the front, suggests that the building may have been purpose-built as a small hotel.

Exterior

Hotel. Mildly Gothic style in 3 storeys. Snecked rubblestone with painted returns and floorband to first floor and bracketed string courses to very slightly projecting bargeboarded gables which are tile hung to the apexes; slate roof. 1:1:1 bays retaining original fenestration; 10-light mullioned and transomed windows to second floor of gables with 4-paned sash to central tile-hung gabled dormer in roof slope; first floor has triple sash windows in chamfered stone surround to outer bays and central window consisting of 5 grouped sashes with tiny rectangular openings above, directly below bracketed eaves. Ground floor has paired sashes with chamfered head and stone cills

to centre flanked by a window like those to the outer bays on the first floor to the right and a canted bay window with sashes and chamfered stone surround to the left. The entrance is to the left in a gabled stone porch with hoodmould over outer arch and inner boarded door; single-storey section behind now has flat roof.

Reasons for Listing

Included as a well-detailed later C19 house, which represents a particularly good example of the distinctive domestic gothic style employed for the guest houses and villas which characterise the later C19 development of the town.

Llanberis

Llanberis is a village located in Gwynedd, North Wales, United Kingdom. It is often considered the gateway to Eryri (Snowdonia National Park) and is situated at the foot of Yr Wyddfa (Snowdon), the highest mountain in Wales. The village has become a hub for outdoor activities including hiking, mountaineering, and rock climbing, attracting adventurers from around the world.

Here are some key points about Llanberis:

1. **\*\*Snowdon Mountain Railway\*\***: Llanberis is known for the Snowdon Mountain Railway, which takes passengers to the summit of Yr Wyddfa (Snowdon), offering stunning views of the surrounding area.
2. **\*\*Outdoor Activities\*\***: It is a prime location for those who wish to explore the rugged terrain of Snowdonia, go on picturesque walks, or enjoy water sports on Llyn Padarn, one of the largest natural lakes in Wales.
3. **\*\*Historic Interest\*\***: Llanberis has a rich slate mining history, and visitors can explore the National Slate Museum and the ruins of Dolbadarn Castle, which dates back to the 13th century.
4. **\*\*Electric Mountain\*\***: Another point of interest includes Dinorwig Power Station, also known as Electric Mountain, which is one of the largest pumped-storage hydroelectric schemes in Europe.
5. **\*\*Community and Culture\*\***: Llanberis has a close-knit community with Welsh being widely spoken. The village hosts various cultural events and festivals throughout the year.
6. **\*\*Stunning Scenery\*\***: The village offers some of the most breathtaking landscapes in the United Kingdom, with dramatic mountain backdrops, serene

lakes, and lush greenery.

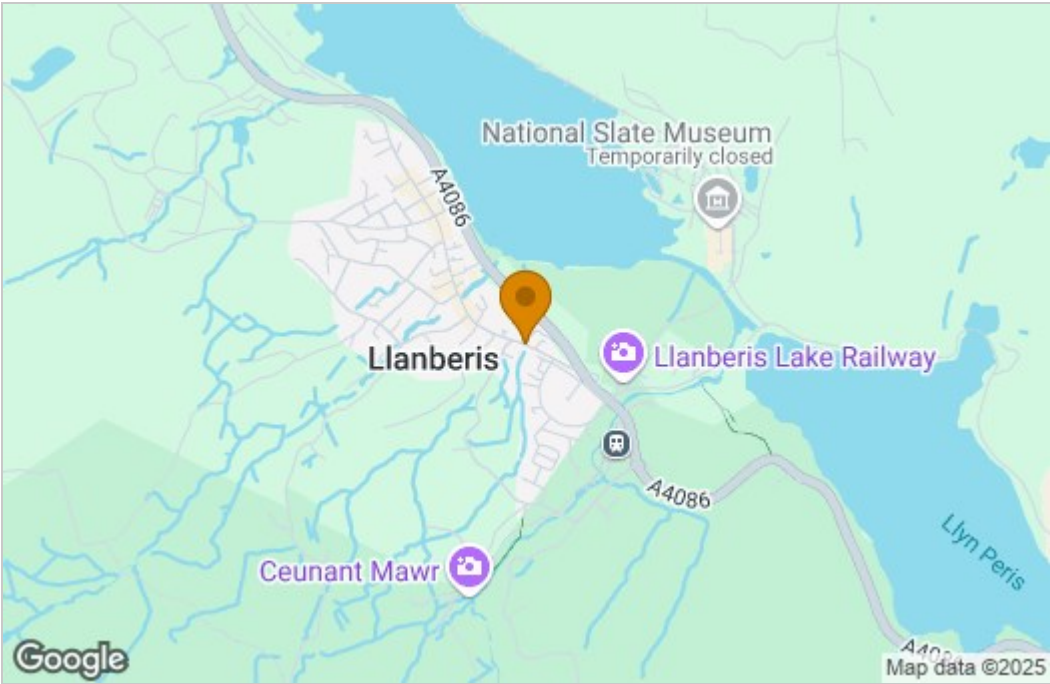
7. **\*\*Local Services\*\***: There are a variety of shops, accommodation options, and eateries catering to tourists, providing a comfortable base for those exploring the area.

Overall, Llanberis is a picturesque village that acts as a perfect starting point for adventures in Eryri (Snowdonia) and a place where visitors can immerse themselves in the natural beauty and cultural heritage of North Wales.

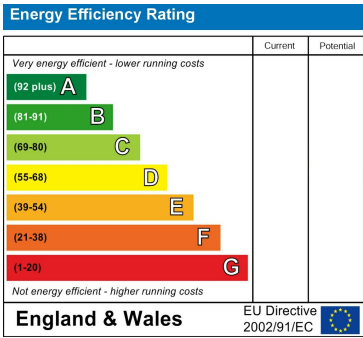


Floor Plan

Area Map



Energy Efficiency Graph



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