

Town & Country

Estate & Letting Agents



, Corris, SY20 9SP

£485,000

Town and Country Oswestry offer a fantastic opportunity to purchase a delightful country public house and thriving B & B set in the heart of the pretty village of Corris near Machynlleth. The area is a hive of activity attracting lots of visitors and tourists throughout the year meaning the public house has customers all year round. The property has been developed by the current owners, is in excellent condition and will be sold fully furnished. There are bar and restaurant facilities whilst the first floor offers four immaculate guest rooms with en suites and owner accommodation on the top floor.

Directions

The Slaters Arms can be found in the heart of the village. On entering Corris proceed down the hill and turn left into the village and continue for approximately 500 metres where the property will be found on the left.

Overview

The property has recently undergone a scheme of development and now offers a lovely bar and restaurant area with bespoke furniture, catering kitchen facilities, ladies and mens toilets, snug/ lounge bar, cellar and store room. To the first floor the owners run a successful bed and breakfast business with four lovely double guest bedrooms each having their own en suite facilities. To the second floor there is owner/ manager accommodation offering a large lounge, kitchen, shower room/ utility and two bedrooms.

Location

Corris is a village and community in the south of Snowdonia in the Welsh county of Gwynedd. It lies in the historic county of Merionethshire /Sir Feirionnydd. The Snowdonia National Park covers much of the area around Corris and is therefore a hive of activity all year round and visitors come from far and wide to visit the stunning scenery and partake in various outdoor activities which the area is famous for and is the location of the infamous off road mountain biking scene. The breath taking countryside really is on the door step yet all amenities are close at hand. This is an amazing opportunity for a change of career or for those who are looking for a superb, thriving business opportunity. The Corris Craft Centre located near by is in the middle of the Mach Loop (famous for aircrafts) and provides a flat area for viewing the aircraft. They have a Mach Loop information area with details of the aircraft that fly over the Craft Centre and through the Mach Loop.

The Famous Machloop



Corris Station & Railway



The village also has a lovely fully functioning active railway line and station which is another popular tourist attraction.

Accommodation Comprises



Entrance Lobby

Accessed from the front door having the original slate flagged floor, window through to the bar (grade II listed) and doors leading through to the public bar.

Public Bar 20'10" x 14'1" (6.35 x 4.28)



The warm and welcoming public bar has a sash window to the front, original slate flagged floor, large inglenook fireplace (grade II listed) with a cast iron fire inset with a quarry tile and brick hearth, mantle over, bespoke locally made bench seating, door to the dining room and access to the bar. The vendor informs us that all of the bar and dining furniture has

been made to measure and is handmade bespoke by a local craftsman.

Additional Photo.



Additional Photo



Dining Room 15'4" x 11'0" (4.67 x 3.35)

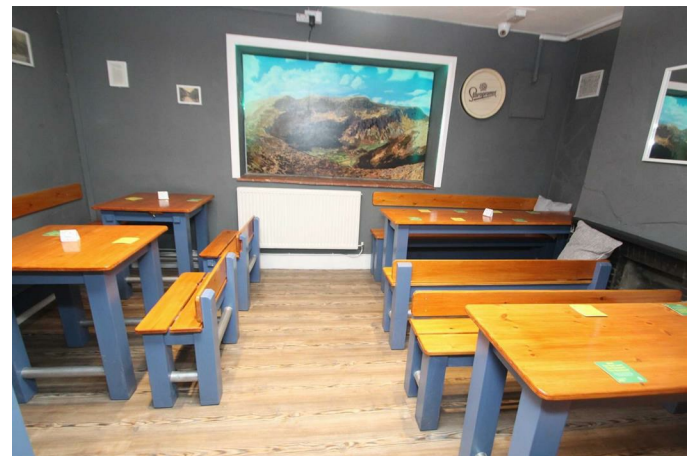
Additional Photo..



Bar Area

The bar is fitted with all the necessary hand pumps, chiller cabinets, shelving sink and storage to cater for the needs of the customers.

Additional Photo



The good sized dining area has a good selection of tables and chairs for a good number of covers. There is wood effect vinyl flooring, spotlighting and a fireplace. A door leads through to the rear hallway.

Additional Photo...



Rear Hallway

Having vinyl flooring, radiator, part glazed door to the rear and doors to the kitchen, toilets, cellar and store room. Stairs lead off to the first floor accommodation.

Cellar

Having all the provisions for the running of the bar area of the property including a dray run to the front.

Utility/ Store Room 10'3" x 7'4" (3.12 x 2.23)

Currently used for food storage and for appliances. Fitted with shelving, it could be a very versatile space including home office etc.

Kitchen 10'11" x 8'10" (3.33 x 2.68)



Fitted with a good range of units with extensive work surface and preparation areas. Stainless steel sink with a mixer tap, part tiled walls, vinyl flooring and cooking facilities.

Office/Laundry Room



The useful enclosed office space has the benefit of power and lighting.

Ladies Toilets



Fitted with two wash hand basins with sensor taps, radiator, two low level w.c., window to the rear and tiled walls.

Men's Toilets

Fitted with three urinals, window to the rear, low level w.c., window to the side and a radiator.

First Floor Landing

The spacious landing is a light and airy space and leads to all guest bedrooms and access to the owners accommodation.

Bedroom One 13'2" x 10'0" (4.01 x 3.04)



The recently completed guest bedrooms are all decorated and presented to a high standard. Having a sash window to the front, radiator, cast iron fireplace and a door to the en suite.

Bedroom One En Suite



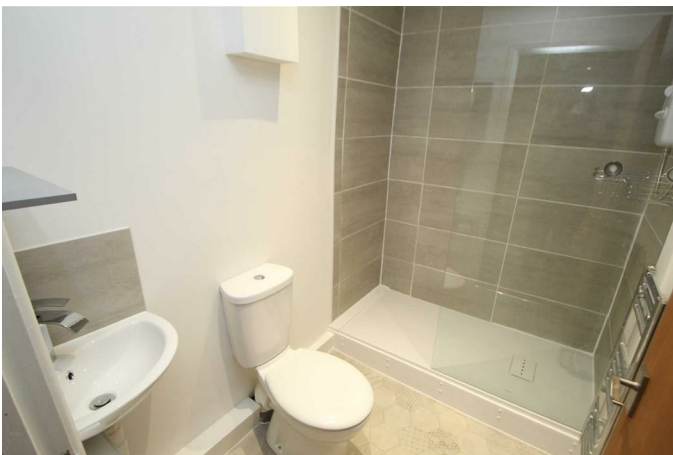
Fitted with a double shower cubicle with Triton electric shower, low level w.c., corner wash hand basin with a mixer tap over, vinyl flooring, heated towel rail, extractor fan and spotlighting.

Bedroom Two 13'9" x 10'1" (4.20 x 3.07)



Having a sash window to the front, radiator, spotlighting and a door to the en suite.

Bedroom Two En Suite



Fitted with a double shower cubicle with Triton electric shower, low level w.c., wash hand basin with a mixer tap over on a vanity unit, vinyl flooring, heated towel rail, extractor fan and spotlighting.

Bedroom Three 12'3" x 10'8" (3.74 x 3.25)



Having a window to the side, cast iron fireplace, radiator and spotlighting. A door leads to the en suite.

Bedroom Three En Suite



Fitted with a double shower cubicle with Triton electric shower, low level w.c., corner wash hand basin with a mixer tap over, vinyl flooring, heated towel rail, extractor fan and spotlighting.

Bedroom Four 10'8" x 10'6" (3.25 x 3.19)



Having a window to the rear, radiator, spotlighting and a loft hatch. A door leads through to the en suite.

Bedroom Four En Suite



Fitted with a double shower cubicle with Triton electric shower, low level w.c., corner wash hand basin with a mixer tap over, vinyl flooring, heated towel rail, extractor fan and spotlighting.

First Floor Rear Hallway

A door from the landing leads to the rear hall which has a window to the side, radiator, storage area and stairs leading to the second floor.

Owners Lounge 17'7" x 11'3" (5.35 x 3.42)



The top lounge is a good size and has a velux window to the front, radiator, beams in the ceiling, spotlighting and eaves storage. A door leads through to the kitchen.

Owners Kitchen 9'0" x 6'10" (2.75 x 2.09)



The owners kitchen is fitted with modern base and wall units with work surfaces over, stainless steel sink with a mixer tap over, part tiled walls, vinyl flooring and space for a cooker.

Shower Room/Utility



Fitted with a corner shower with Triton electric shower unit, low level w.c., wash hand basin on a vanity unit with a mixer tap over, vinyl flooring, part tiled walls and space for appliances.

Bedroom Five 11'10" x 10'1" (3.60 x 3.07)



Having a velux to the front, useful eaves storage, radiator, spotlighting and walk in dressing area.

Bedroom Six 16'1" x 10'7" (4.89 x 3.23)



Having a velux and a window to the side, beamed ceiling and a radiator.

To The Outside

To the rear and side of the property there is courtyard area with covered area and external boiler. This space would be ideal for development into a potential bike store.

Additional Information



The vendors have informed us that the property will be sold fully furnished to include the carpets and soft furnishings, beds and linen, TV's, Bose sound systems and all appliances.

Views From The Property



Additional Photo



Viewing

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Town and Country

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To Make an Offer

TO MAKE AN OFFER - MAKE AN APPOINTMENT. If you are interested in buying this property, you have to view the property. The appointment is part of our guarantee to the seller and should be made before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred. Once you have viewed the property and decided to make an offer please

contact the office and one of the team will assist you further.

Town and Country recommend that a prospective buyer/tenant follows the guidance of the Property Ombudsman and undertakes a physical viewing of the property and does not solely rely on virtual/video information when making their decision. Town and Country also advise it is best practice to view a property in person before making an offer.

Tenure

We understand the property is freehold, although purchasers must make their own enquiries via their solicitor.

Services

The agents have not tested the appliances listed in the particulars.

Money Laundering

Money Laundering Regulations. The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photographic Driving Licence and a recent Utility Bill.

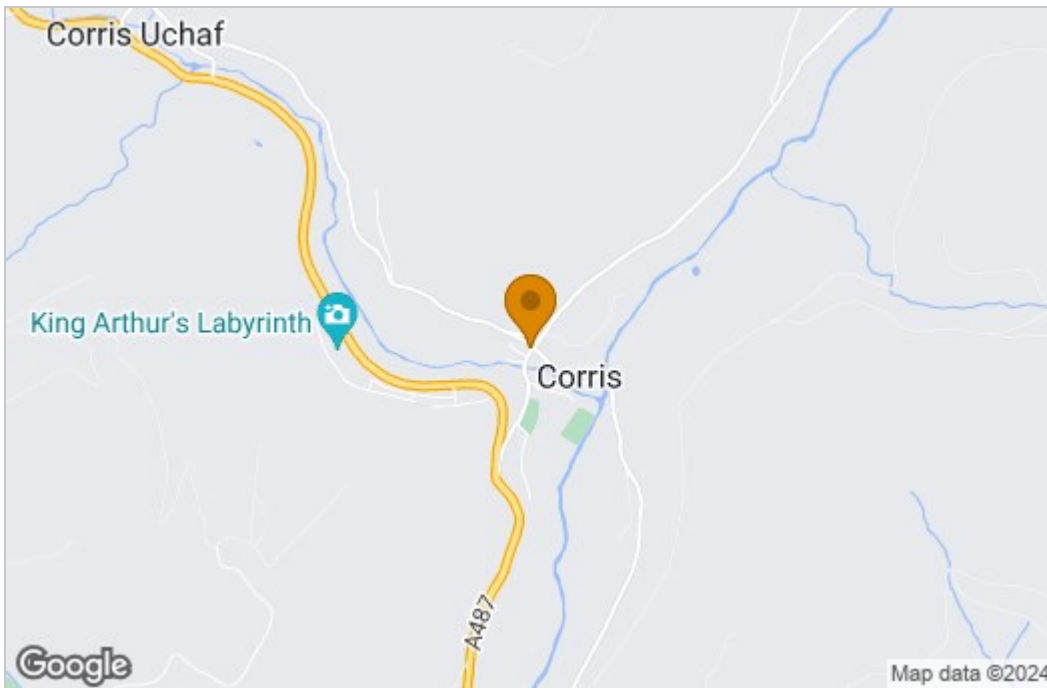
Additional Information.

We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.

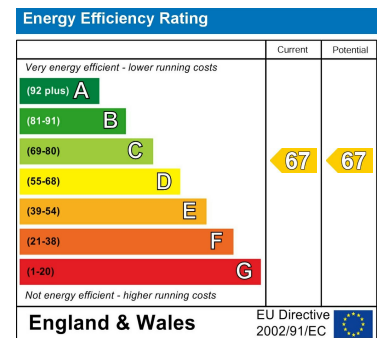
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Floor Plan

Area Map



Energy Efficiency Graph



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