



Approximate Gross Internal Area
4962.27 ft ²
461.01 m ²
Annexe
258.54 ft ²
24.02 m ²

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plans is for illustrative purposes only.

calculations are based on RICSIPMS 3C Standard



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The logo for Wingetts features a large, stylized letter 'W' in a vibrant green color. The 'W' is composed of two overlapping, flowing shapes that give it a sense of movement and elegance. To the right of the 'W', the word 'ingetts' is written in a dark grey, serif font, with the 'i' being lowercase and the 'n' and 'g' being lowercase as well, creating a sophisticated and modern look.



Description

A rare addition to the market is this well appointed Grade II listed Bed & Breakfast situated in the picturesque town of Llangollen which is known as the "Gateway to Wales". This beautiful town hosts thousands of tourists every year. Cambrian House dates back to the late Georgian era, having undergone a scheme of refurbishment under the current vendors 7year ownership, the former Coach house has been sympathetically renovated, retaining original features throughout. The main house offers 10 en-suite bedrooms, managers residence with living area and en-suite bedroom, large dining room, conservatory with additional seating and bar, fully equipped catering kitchen. The detached Annexe offers an additional two bedrooms and bathroom. The well established business currently operates on a bed and breakfast basis, with the opportunity for the buyer to offer an evening meal option. Externally there is gated private parking (1 bay per room) NO CHAIN, Energy Rating B46

Main House

Welcoming entrance hall with original flooring.

Dining Room

11'10" x 11'3" & 13'1" x 11'6"

Large room with duel aspect windows and feature fireplace, patio doors enter into-

Conservatory

19'2" x 11'6"

A versatile room, currently providing additional seating area with bar and w.c off.



Kitchen

15'4" x 10'1"

Mixed domestic and commercial kitchen, meeting catering needs with gas range cooker with extractor above, hot plate, additional oven/hob, Ample space for multiple fridge/freezers.

Managers Residence

The vendor currently resides onsite having separate living room and en-suite bedroom. There is potential to add this area to the existing income.

Living Room

13'10" x 10'10"

En-Suite Bedroom

13'0" x 11'5"

On The Lower Ground Floor

Accessed via the main hall or managers residence having two storerooms, laundry room, wall mounted commercial gas boiler and mains electric control room.

Store Room

14'6" x 12'2"

Store Room

12'4" x 11'5"

Under managers residence.

Laundry Room

12'7" x 9'10"

On The First Floor

Offering 5 en-suite bedrooms - family room, two doubles, twin and single.

Bedroom One

12'11" x 8'5"

Bay to front with en-suite.

Bedroom Two

Large family room with bay to front and balcony off, en-suite.

Bedroom Three

11'11" x 10'11"

Bay window to front, en-suite.

Bedroom Four

14'2" x 10'3"

Window to rear, en-suite.

Bedroom Ten

9'7" x 6'3"

Window to rear, en-suite.

On The Second Floor

Offering 5 en-suite bedrooms - Four poster, two family rooms, twin and single.

Bedroom Five

11'5" x 11'4"

Window to front, en-suite.

Bedroom Six

12'6" x 10'10"

Window to front, en-suite.

Bedroom Seven

11'0" x 10'11"

Window to rear, en-suite.

Bedroom Eight

11'0" x 10'11"

Window to front, en-suite.

Bedroom Nine

13'2" x 11'1"

Window to rear, en-suite.

The Annexe

Detached single storey building offer two bedrooms and bathroom

Bedroom One

10'6" x 8'5"

Bedroom Two

10'4" x 6'5"

Outside

Private gated parking for 10 cars.

Services

Mains water & drainage

Commercial gas boiler

Web Links

www.cambrianhouse.co.uk

www.booking.com/hotel/gb/cambrian-house - rated 9.5 on guest reviews

