



HILLCREST

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Oswestry 11 miles | Wrexham 12 miles | Shrewsbury 27 miles | Chester 24 miles
(all mileages are approximate)

Substantial and characterful period property

Currently a successful bed and breakfast business
Eight bedrooms and eight bathrooms offering great flexibility
Three spacious reception rooms and well-equipped kitchen
Attractive gardens and private off-road parking
Prime position within walking distance of Llangollen town centre and the River Dee



Oswestry Office

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Viewing is strictly by appointment with the selling agents

GENERAL REMARKS

Hillcrest is an impressive and substantial Victorian period property occupying an elevated position on Hill Street, just a short walk from the heart of Llangollen. Currently a well-established and successful bed and breakfast, the property offers exceptionally versatile accommodation arranged over two floors, including seven bedrooms and seven bathrooms, three reception rooms, and extensive grounds with a private car park.

The layout includes six guest bedrooms on the first floor, each with its own e- suite, and a flexible ground floor en-suite bedroom that can be used either for guest accommodation or as part of the owners' private space- which consists of double bedroom and en-suite bathroom, visitors toilet and utility area. Lounge and conservatory. The property retains a wealth of character throughout, with high ceilings, large sash-style windows, and generous room proportions.

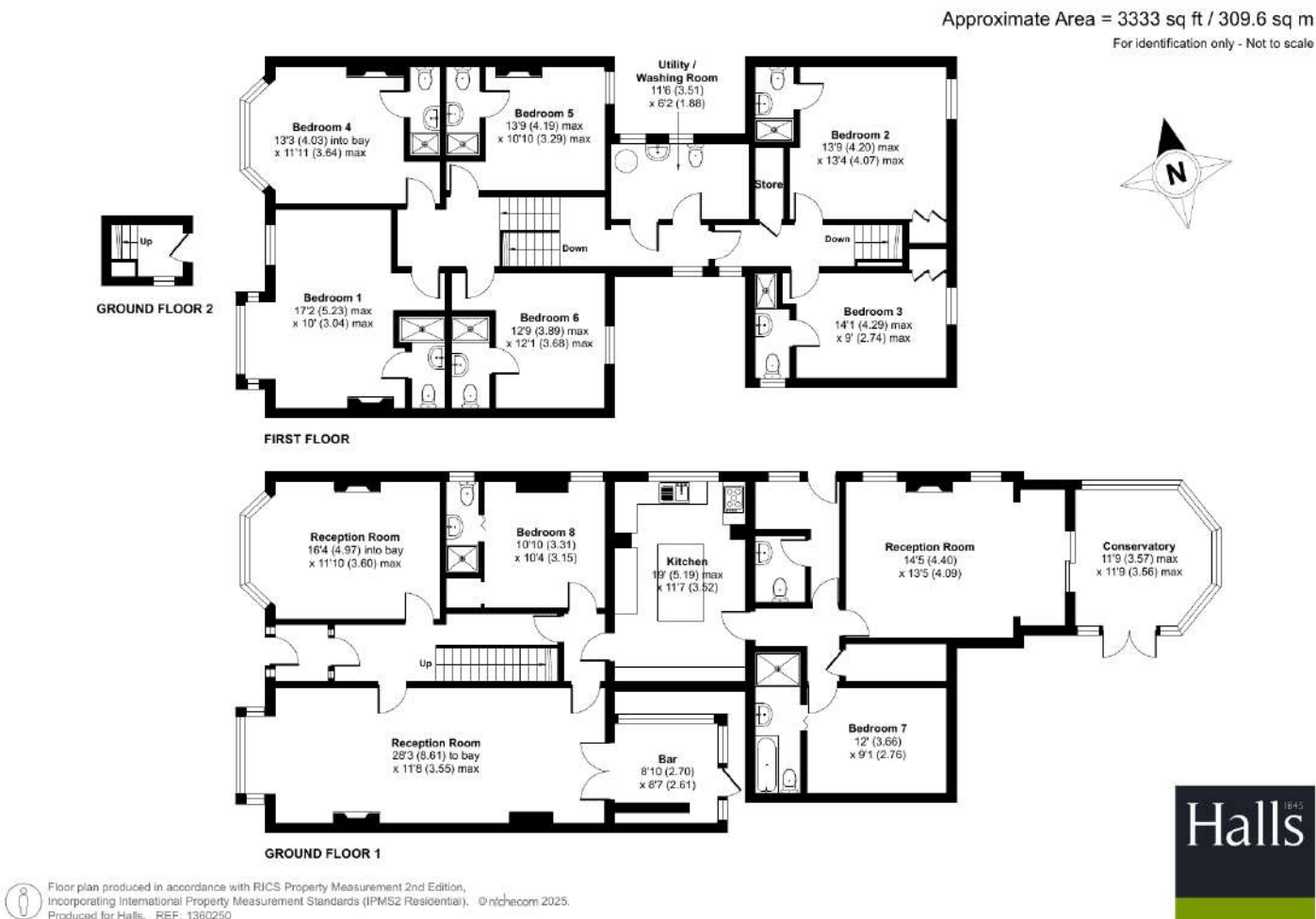
The ground floor also provides well-balanced living space, including a welcoming entrance hall, three spacious reception rooms, a well-appointed kitchen, and a utility area with a cloakroom. The breakfast room includes a dual-purpose table that converts into a pool table, which will remain with the property.

Hillcrest is a turnkey business with confirmed bookings extending to September 2026. Should a purchaser wish to use the property as a private residence, the current owners are happy to cancel forward bookings. The laundry room is fitted with a Whirlpool industrial washing machine and a Whirlpool dryer, replaced in October 2025 at a cost of £2,000.

This unique opportunity would suit both residential buyers and commercial investors looking for a ready-made lifestyle business or a large multi-generational home.

SITUATION

A prime position 200 Yards Plas Newydd Historic House just a short walk from



Llangollen's vibrant high street, which offers an excellent selection of independent shops, cafés, restaurants, and everyday amenities the town is well known for itself

including the world-famous Llangollen International Eisteddfod, attracting visitors from across the globe each year.

Surrounded by the stunning scenery of the Dee Valley and Clwydian Range, the area provides a wealth of outdoor leisure opportunities, from canal-side walks

and heritage steam railway journeys to hiking and cycling through beautiful countryside. Despite its peaceful setting, Llangollen offers excellent connectivity via the A5 and A483, providing convenient access to Wrexham, Oswestry, and Chester, as well as the wider motorway network.



OUTSIDE-

Externally, Hillcrest enjoys extensive grounds of approximately one third of an acre, a rare advantage for a property of this nature and location.

To the rear are two lawned areas, one of which is enclosed for the private use of the owners and includes a gazebo. The remainder of the gardens is used by guests and includes outdoor seating and tables during the summer months. From the top of the garden, there are spectacular views of Dinas Bran Castle.

Beyond the lawns lies a private car park, former paddock, garage, and driveway access. The grounds offer potential for further development, such as the addition of shepherds' huts or similar structures, subject to necessary planning consents.

SCHOOLING

Llangollen and the surrounding area are well served by an excellent range of educational facilities. Within the town itself is Ysgol Bryn Collen Primary School and Ysgol Dinas Brân, a highly regarded secondary school with sixth form provision. A wider selection of schools can be found in nearby towns including Ysgol Y Grango in Rhos and The Marches School in Oswestry, while a number of independent options such as Moreton Hall, Ellesmere College, and Oswestry School are all within convenient driving distance.

METHOD OF SALE

The property is offered for sale by private treaty.

TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

SERVICES

We understand that the property has the benefit of mains water and electric. Drainage is provided to a private system

LOCAL AUTHORITY

Denbighshire County Council.
Council Tax Band – to be confirmed.

DIRECTIONS

From the Halls Oswestry office, follow the A483 towards Wrexham and take the A5 at Gledrid towards Llangollen. Continue for around 8 miles into the town centre, turning left onto Mill Street, then right onto Castle Street and immediately left into Hill Street. Hillcrest is located a short distance on the right, identified by a Halls 'For Sale' board.



RIGHT OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoings whether mentioned in these sale particulars or these sale particulars or these

BOUNDARIES, ROADS & FENCES

The Purchaser/s shall be deemed to have full knowledge of the boundaries and neither the Vendor, nor the Agents will be responsible for defining ownership of the boundary fences or

IMPORTANT NOTICE

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed.
4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have.
7. We are legally obligated to undertake anti-money laundering checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser.



