



- ❖ Georgian Guest House
- ❖ Beachfront Promenade Location
- ❖ With 11 En-Suite Bedrooms
- ❖ Potential to Offer Catering
- ❖ Private Owner Annexe
- ❖ Fully Equipped Laundry Room
- ❖ Radiator Heating, Double Glazing
- ❖ Beach View Patio, Private Parking
- ❖ EPC Energy Rating: D

Seascape Guest House, Barmouth
Fixed Price £465,000 Freehold



Seascope Guest House, 10 Marine Parade, Barmouth, LL42 1NA

A fabulous opportunity to acquire this substantial Georgian guest house, standing in a prime seafront promenade location, opposite Barmouth Beach. With 11 en-suite bedrooms over four floors and the potential to create an extra income from breakfast catering and an additional self-contained basement apartment, Seascope provides an exciting lifestyle business with year-round trade in this sought-after seaside town.

PROPERTY FACTS: Seascope has been refurbished throughout, with a new roof in 2020, a hard-wired fire alarm system in 2019, a replacement boiler in 2020, a new water tank in 2022 and re-fitted en-suites to all bedrooms. The front rooms all benefit from stunning sea views.

LOCATION: Barmouth is situated between the mountain range of Cadair Idris and the sea. Known for its long sandy beaches and an excellent range of facilities including shops, restaurants, post office, school, library, supermarkets, a petrol station, and Leisure Centre There are good local bus and train services with Barmouth station providing a coastal service to nearby towns, including Porthmadog, Tywyn, Aberdovey, Machynlleth, Harlech and Shrewsbury and regular services to the Midlands and beyond.



HALLWAY: With stairs to the first floor and basement, a high corniced ceiling, and doors to the owner's accommodation.

OPEN PLAN LIVING ROOM/KITCHEN: 30' 9" x 15' 3" (9.37m x 4.65m) The focal point of this room is the three casement walk-in bay window with views over the beach. The walls are part panelled and there is a high corniced ceiling and a recess to the side of the fireplace. The room is open plan to:

KITCHEN/BREAKFAST ROOM: Fitted in a range of painted wooden units beneath granite work surfaces and a breakfast bar, there is an inset sink unit, brick tiling to water sensitive areas, space for a fridge/freezer and UPVC double glazed doors to the rear.





CLOAKROOM: Fitted in a white suite of a low level WC and wash hand basin.

OWNERS BEDROOM: 14' 11" x 12' (4.55m x 3.66m) With a door to the laundry room, a window to the side and a door to the en-suite shower.

EN-SUITE: Providing a tiled shower cubicle.

LAUNDRY ROOM: 11' 11" x 11' 6" (3.63m x 3.51m) Equipped with washing machines, a tumble drier and flat bed steam iron. There is storage racking a mains pressure hot water cylinder and a wall mounted gas fired boiler. A UPVC double glazed door leads to the rear courtyard.



BASEMENT ROOM: 15' 2" x 13' 7" (4.62m x 4.14m) (plus kitchenette 5ft x 10ft, entrance and WC) Formerly used as a games room and bar/kitchenette, there is potential to create a separate entrance and a self-contained holiday apartment. The cloakroom is already plumbed for a shower.

FIRST FLOOR LANDING: Split level with doors to four bedrooms and stairs to the second floor.

BEDROOM ONE: 16' x 15' 3" (4.88m x 4.65m) With a three casement UPVC double glazed bay window providing beach views, the original fire surround, and a high corniced ceiling. A door leads to:

EN-SUITE: Refurbished with a white double width shower cubicle, a low level WC and wash hand basin.





BEDROOM TWO: 19' 5" x 12' (5.92m x 3.66m)

Retaining the original fire surround and ornate cast iron fire, this room has a UPVC double glazed window to the side elevation and a door to:

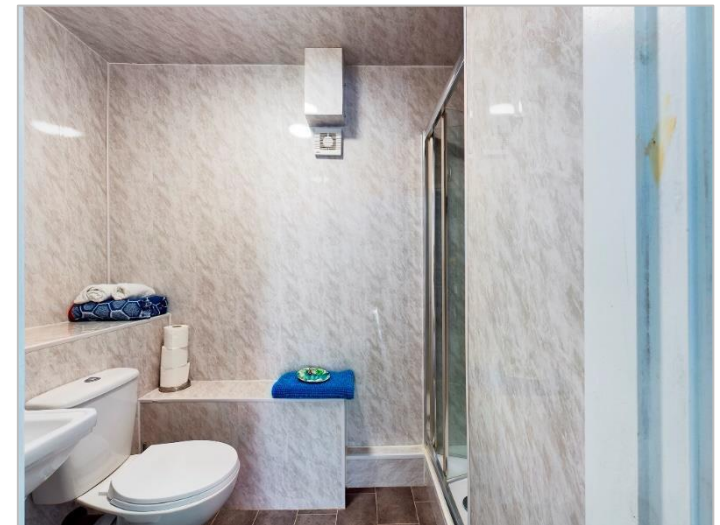
EN-SUITE: Providing a white three-piece suite of a shower cubicle, low level WC and inset wash hand basin with a cupboard below.



BEDROOM THREE: 15' 3" x 14' 1" (4.65m x 4.29m)

With a UPVC double glazed door to the fire escape and a door to:

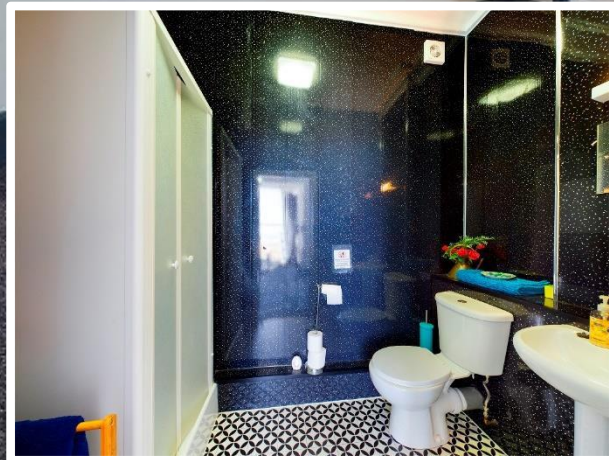
EN-SUITE: Re-fitted in a white suite of a shower enclosure, a pedestal wash hand basin and low level WC.



BEDROOM FOUR: 11' 6" x 9' (3.51m x 2.74m)

With a UPVC double glazed window giving beach views and a door to:

EN-SUITE: Providing a white suite of a shower cubicle, wash hand basin and low level WC.



SECOND FLOOR LANDING: With doors to all bedrooms and stairs to the third floor.

BEDROOM ONE: 16' x 15' 3" (4.88m x 4.65m) A sea view room with a three casement UPVC double glazed window and a door to:

EN-SUITE: Re-fitted in a white suite of a shower enclosure, pedestal wash hand basin and low level WC.



BEDROOM TWO: 19' 5" x 11' 11" (5.92m x 3.63m) With a UPVC double glazed window to the side elevation and a door to:

EN-SUITE: Refitted in a white suite of a shower enclosure with rainfall and height adjustable showers, a wash hand basin and low level WC.

BEDROOM THREE: 15' 3" x 12' 11" (4.65m x 3.94m) With a UPVC double glazed door to the fire escape and a door to:

EN-SUITE: Fitted with a three piece suite of a shower cubicle, pedestal wash hand basin and low level WC.

BEDROOM FOUR: 9' 2" x 6' 2" (2.79m x 1.88m) A beach view room with a UPVC double glazed window to the front and a door to:

EN-SUITE: Providing a white suite of a shower cubicle, a wash hand basin and low level WC.





THIRD FLOOR

LANDING: Providing a walk-in storage/utility cupboard and doors to all bedrooms.

BEDROOM ONE: 15' 6" x 15' 10" (4.72m x 4.83m) With far reaching views over the beach, sea and mountains and a door to:

EN-SUITE: Re-fitted in a white suite of a shower cubicle, wash hand basin and low level WC.



BEDROOM TWO: 15' 6" x 14' 1" (4.72m x 4.29m) With a UPVC double glazed window to the rear elevation and a door to:

EN-SUITE: Re-fitted in a double width shower enclosure, a pedestal wash hand basin, and a low level WC.

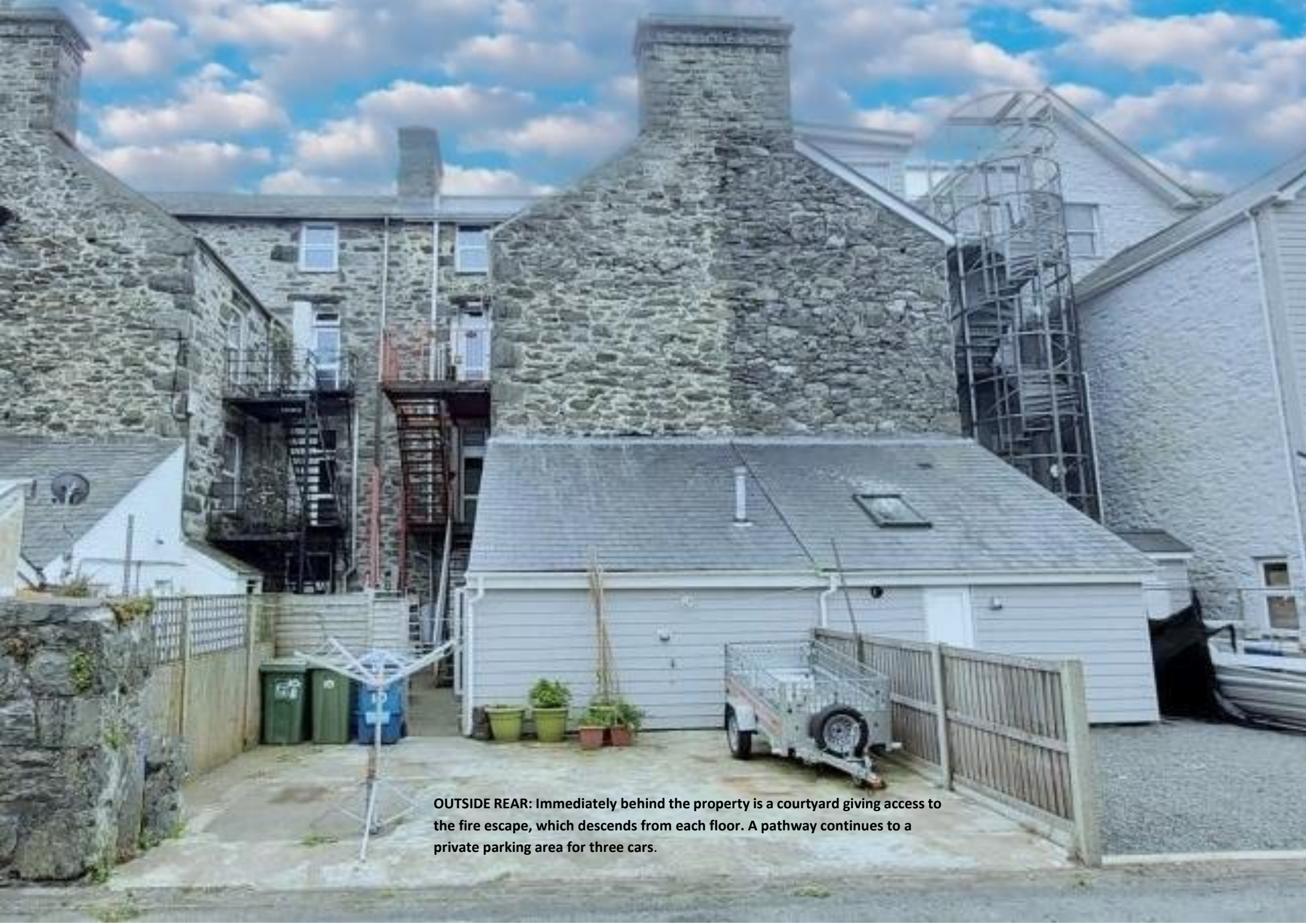


BEDROOM THREE: 9' 2" x 6' 2" (2.79m x 1.88m) A beach view room with a UPVC double glazed window to the front and a door to:

EN-SUITE: Providing a white suite of a shower cubicle, a wash hand basin and low level WC.

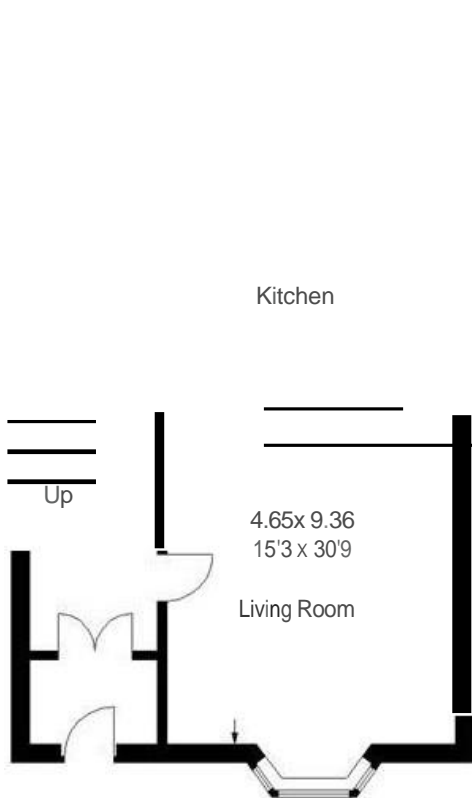
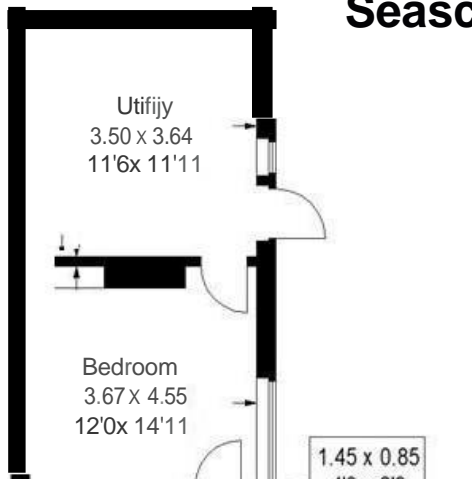


OUTSIDE FRONT: Seascape is set back from the road and stands behind a low wall that leads to a patio area providing views of the promenade and beach.

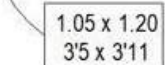
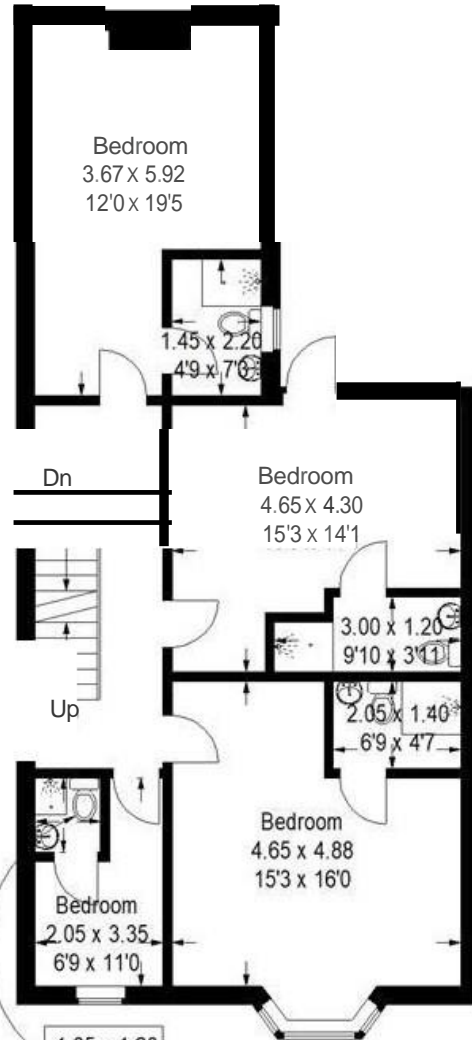


OUTSIDE REAR: Immediately behind the property is a courtyard giving access to the fire escape, which descends from each floor. A pathway continues to a private parking area for three cars.

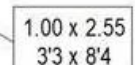
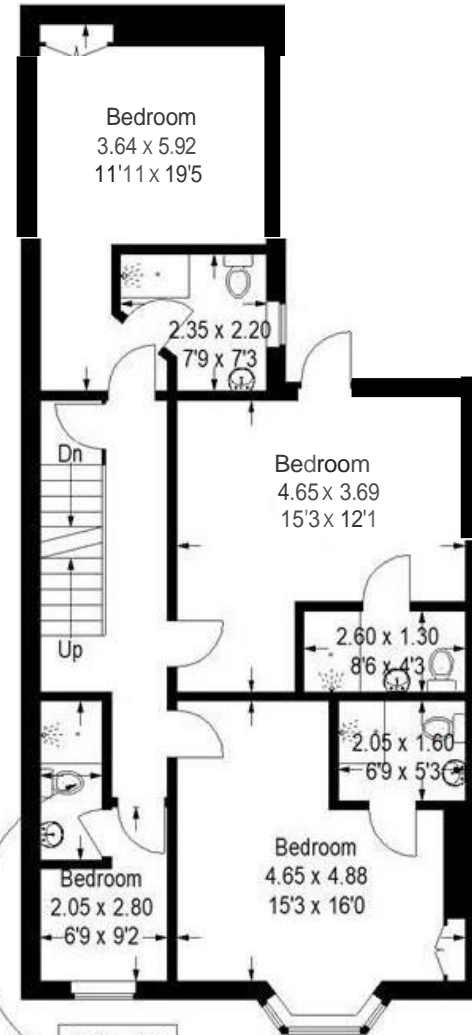
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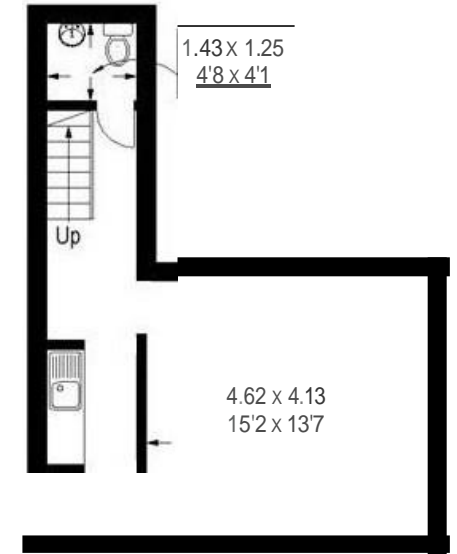
Ground Floor= 100.8 sq m / 1085 sq ft



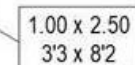
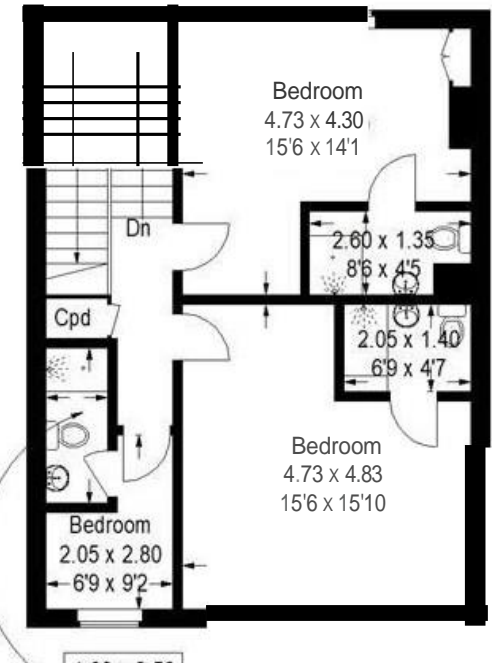
First Floor= 87.1sq m / 937 sq ft



Second Floor= 87.1sq m / 937 sq ft



Basement=31.7 sqm / 341sq ft



Third Floor= 64 sqm / 689sqft

Barmouth Harbour and Estuary



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