



Eagles Hotel

Penmachno LL24 0UG

£420,000

A substantial stone built Bunkhouse/ Hostel and Public House in popular rural village within the Snowdonia National Park.

A superb business opportunity in an area thriving with walkers, mountain bikers, outdoor enthusiasts and visitors.

Superb well established business offering Bunkhouse/Hostel accommodation sleeping 28 in eight private rooms (sleeping either four or two per room). All rooms are centrally heated and have shared bathroom facilities together with fully equipped Self Catering Kitchen. Drying Room and secure Canoe or Bike storage facilities.

Ground floor bar and lounge area which are open to the public. Rear beer garden.



Tel: 01492 642551

<https://www.iwanmwilliams.co.uk>





Location

Located in the beautiful Machno Valley approximately 2 miles from the Conwy Falls, and 3.5 miles of Betws y Coed. 'Zip; World and Snowdonia Adventure Park are within short travelling distance.

Substantial stone built premises with accommodation over 3 floors, (2 upper floors provide 8 bedroom Bunkhouse accommodation) with 2 showers, 2 W.Cs and bathroom. Owners bedroom self catering dining kitchen and ladies W,C

Comprising: Entrance Reception Hall, Bar Lounge, Separate Lounge, Gents W.C, Rear Kitchen, Cellar for Beer storage, Rear stone and corrugated bike/ canoe store, Drying Room and Laundry/ Store Room. Large Beer Garden and grassed area, LPG gas fired central heating. Property is located in a prominent village centre setting and is an ideal place to explore local mountain activities including world class mountain bike trail the Marin track, canoeing on the Conwy, Llugwy and Lledr Rivers, Zip world and Snowdonia Adventure Park.

Accommodation:

The accommodation affords: (approximate measurement only)

Ground Floor



Reception Hall:
with tiled floor, dado rail.

Bar Lounge:
20'2" x 21'4" (6.15m x 6.51m)
2 rooms with square middle archway
approximately 30 covers, 2 sash windows to
front elevation, window to rear elevation. Radiator,
feature recessed stone fireplace with multi fuel
stove. Bar and Gents W.C leading off.

Second Lounge Bar:
22'3" x 14'6" (6.8m x 4.42m)
Fireplace surround with slate hearth and lintel,
picture rail, large bay window overlooking side,
sash window to front elevation, bar area, doorway
leading through to:

Kitchen:
Range of stainless steel appliances and units
with worktops, commercial extractor fan, central
heating boiler, UPVC double glazed door and
window leading to rear.

From Main Reception Hall:
Door and staircase leading off to Bunkhouse/
Hostel.

First Floor

Landing
Coved ceiling, wall light points.

Bedroom 5:
10'5" x 14'4" (3.18m x 4.38m)
Sash window to side elevation, coved ceiling,
radiator, built-in cylinder cupboard.

Bedroom 6:
13'5" x 10'5" (4.11m x 3.2m)
Radiator, built-in shelving and storage cupboards
below, double panelled radiator.

Bedroom 7:
16'4" x 8'2" (5m x 2.5m)
2 sash windows to front elevation, radiator.

Shower Room:
Large shower enclosure with tiled surround;
pedestal wash hand basin; low level WC;
radiator.

Office or Bedroom:
8'5" x 10'8" (2.58m x 3.26m)
Sash window to front elevation; double panelled
radiator.



Large Self Catering Dining Kitchen:

21'3" x 9'0" (6.48m x 2.75m)

Dining area: with attractive exposed stone fireplace; radiator; sash window to front.

Kitchen: fitted range of modern units with complimentary worktops; stainless steel oven; four ring gas hob and concealed extractor; wall mounted central heating boiler; single drainer sink; space for fridge and freezer; sash window to rear elevation.

Staircase leading to second floor

Landing:

Double panelled radiator; Velux double glazed window to rear.

W.C:

Low level suite; wash basin; shaver point; eaves cupboard.

Bedroom 1:

10'5" x 14'7" (3.19m x 4.45m)

Sash window to side elevation with views; wash basin and radiator.

Bedroom 2:

14'3" m x 10'5" (4.36 m x 3.2m)

Sash window to front elevation; vanity wash basin; radiator.

W.C:

Wash basin; low level WC; sash window to front. 2 shower blocks with electric shower, tiled surround and extractor fan.

Bedroom 3:

8'0" x 10'3" (2.46m x 3.13m)

Sash window to front elevation; double panelled radiator; wash basin.

Bedroom 4 with en-suite shower room:

13'5" x 11'3" (4.1m x 3.44m)

Radiator; window to front elevation.

Outside:

Archway with timber doors leading to rear beer garden with ample seating and outside power source. Large stone storage and bike store shed.

Unit 1:

13'7" x 21'7" (4.15m x 6.59m)

Unit 2:

13'8" x 22'3" (4.18m x 6.79m)

Freezer Store:

with power connected.





Drying Room:
8'2" x 8'9" (2.49m x 2.68m)
Electric heating.

Laundry Room:
13'1" x 10'5" (4 x 3.18m)
Plumbing for washing machine; power an light connected.


Services:
Mains water, electricity are connected to the property. LPG gas central heating.

Viewing Llanrwst
By appointment through the agents Iwan M Williams, 5 Denbigh Street, Llanrwst, tel 01492 642551, email enq@iwanmwilliams.co.uk



Business Rates:
To be confirmed.

Directions:
From Betws y Coed continue east along the A5 for approximately 2 miles to the Conwy Falls Cafe, turn right onto the B4406 towards Penmachno, continue through the village over the stone bridge and the property will be viewed straight ahead where the road turns sharply to the left towards Cwm Penmachno.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

First Floor



Ground Floor



Second Floor



Floorplans are for identification purposes only and not to scale. Where measurements are shown, these are approximate and should not be relied on. Sanitary ware and kitchen fittings are representative only and approximate to actual shape, position and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from William Morris Energy Assessments. All rights reserved. Plan produced using PlanUp.

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