



The Ferns Guesthouse

Betws-Y-Coed LL24 0AN

£595,000

A beautifully presented, highly successful guest house premises located in a prime setting within the village of Betws Y Coed in the Snowdonia National Park.

Long established business, excellent owners private accommodation.

The Ferns is one of the finest guest houses in the area having an enviable reputation for providing excellent quality letting accommodation, securing new and repeat custom. Located in a convenient and prominent village setting within level walking distance of all shops, restaurants, train station and other amenities. Superb seven letting bedrooms with en-suite facilities, spacious well presented, private two-bedroom owners accommodation. Parking, attractive gardens, views over open fields.

Viewing highly recommended.



Tel: 01492 642551

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





Location

The property is centrally located within the village, Betws Y Coed is located within the Snowdonia National Park surrounded by woodlands and forest in an area of outstanding natural beauty. The busy village, whilst retaining its rural charm, offers excellent restaurants and shopping facilities arranged from souvenirs, arts and crafts, speciality foods, walking and climbing equipment.

A substantial stone built house of great character and charm, pleasantly situated within the village occupying a prominent setting. The accommodation is arranged over three floors, all rooms have colour TV, tea and coffee making facilities. Inspection of this property is highly recommended and the new owner will have the benefit of the existing long established trade. Available fully furnished for immediate occupation.

The Accommodation Affords
(approximate measurements only):

Front Ground Floor Entrance Porch:
uPVC double glazed door and windows; seating area; flagged flooring; original timber front door leading to:

Small Entrance Vestibule:
Built-in electric meter cupboard; dado rail. Glazed door and panelling leading to:

Spacious Reception Hall:
Feature balustrade and spindle staircase leading off to first floor level; radiator; alarm panel;



Guest Lounge:

11'11" x 13'8" (3.65m x 4.18m)

Feature slate fireplace surround extending into recess alcove; double panelled radiator; bay window overlooking front elevation; coved ceiling; TV point.

Dining Room:

23'3" x 12'1" (7.1m x 3.7m)

(Approximately 22 covers). Formerly two rooms with central archway; sash window to front elevation; traditional feature slate fireplace surround with cast iron inset; two double panelled radiators; built-in storage cupboard.

From dining room doorway leading to rear of staircase with understairs storage cupboard.

Kitchen:

17'11" ext to 24'7" x 10'2" (5.47m ext to 7.5m x 3.12m)

A range of newly fitted base and wall cupboards with complementary worktops; breakfast bar; space and plumbing for dishwasher; five-ring gas hob with glass and stainless steel canopy extractor above; splashback; two stainless steel split-level ovens and warming drawers; integrated dishwasher; integrated fridge; two single drainer sinks with mixer taps; skylight window; double panelled radiator; tall cupboards with space for fridges and freezers.

Utility Room:

9'2" x 4'9" (2.8m x 1.47m)

Poly-carbonate roof; plumbing for two automatic washing machines; space for dryer, worktop over; wall mounted central heating boiler; cloak hanging hooks and shelving.

OWNERS ACCOMMODATION

Private Lounge:

14'8" x 12'9" (4.48m x 3.89m)

Feature recessed fireplace with slate lintel over; TV point; window to side elevation; turn staircase leading off to first floor private sleeping accommodation above; telephonenumber.

Staircase leading up to:

Small Landing:

Owners Bedroom No 1:

9'5" x 8'9" (2.88m x 2.69m)

Range of stand alone wardrobe with sliding mirror doors; two windows overlooking rear and side elevation; radiator; chrome heated towel rail.

Bedroom No 2:

10'7" x 7'8" (3.23m x 2.35m)

(Currently used as office). Radiator; sash window to side elevation; built-in wardrobe with sliding doors.

Bathroom:

Contemporary three-piece suite comprising bath with shower above, pedestal wash hand basin and low level WC; heated towel rail; medicine cabinet; uPVC double glazed side window.



FIRST FLOOR - Spacious Landing:

Smoke detector and emergency lighting; dado rail; staircase leading off to second floor level. Built-in linen cupboard.

Bedroom No 1:

12'10" x 10'4" (3.93m x 3.15m)

Double, en-suite; overlooking side elevation; radiator; built-in wardrobe and bedside unit; pedestal wash hand basin. En-suite shower, WC, chrome towel rail; uPVC double glazed window; radiator.

Bedroom No 2:

12'0" plus bay x 13'5" (3.66m plus bay x 4.1m)

Family Room with en-suite shower. Bay window overlooking front elevation enjoying views. One single and one double radiator. En-suite shower room with shower, WC and wash basin, extractor fan.

Bedroom No 3:

12'2" x 11'2" (3.71m x 3.41m)

Double en-suite. Overlooking front; double panelled radiator; coved ceiling; wall light points. En-suite shower room with shower cubicle, pedestal wash hand basin and low level WC; extractor fan.

Bedroom No 4:

9'10" x 11'3" (3m x 3.43m)

Double en-suite. Stand alone wardrobe; sash window overlooking rear. En-suite shower room with shower, WC and pedestal wash hand basin; shaver and light point; extractor fan.

SECOND FLOOR - Landing:

uPVC double glazed window to rear; hot & cold water tank; smoke and emergency light unit.

Bedroom No 5:

12'7" x 10'7" (3.85m x 3.23m)

Plus En-suite (1.95m x 2.99). Double en-suite. Velux double glazed window to side elevation; radiator. Doorway leading through to en-suite shower room, large shower enclosure, pedestal wash hand basin, low level WC; radiator; extractor fan; uPVC double glazed side window.

Bedroom No 6:

Single with en-suite shower, WC and wash basin; window overlooking front; extractor fan.

Bedroom No 7:

17'7" x 11'6" (5.38m x 3.52m)

Family Room (twin and double beds). uPVC double glazed window to rear enjoying views; double panelled radiator; eaves storage cupboard. En-suite shower room with shower enclosure, pedestal wash hand basin and WC; extractor fan; shaver and light point.

Outside:

The property occupies a pleasant slightly elevated position from the A5 with attractive well maintained gardens to front and side elevation. Tarmac driveway leads up to ample front and side parking; rockery to one side with water feature. Variety of specimen shrubs and plants. Rear terraced garden; flower border.





Tenure:

The property is available freehold with full vacant possession on completion. Please note that the property is still operating as a business and will be available to include fixtures and fittings and full inventory will be available at contract stage. Accounts will also be available for interested parties after viewing has taken place.

Services:

Mains water, electricity, gas and drainage are connected to the property.

Viewing:


By appointment through the agents, Iwan M Williams, 5 Denbigh Street, Llanrwst, LL26 0LL, tel 01492 642551, email enq@iwanmwilliams.co.uk

Directions:

Proceed into the village of Betws Y Coed from the Waterloo bridge and the property will be viewed on the left hand side immediately after the turning towards Betws Motors.

Proof of Identity:

In order to comply with anti-money laundering regulations, Iwan M Williams Estate Agents require all buyers to provide us with proof of identity and proof of current residential address. The following documents must be presented in all cases:
IDENTITY DOCUMENTS: a photographic ID, such as current passport or UK driving licence.
EVIDENCE OF ADDRESS: a bank, building society statement, utility bill, credit card bill or any other form of ID, issued within the previous three months, providing evidence of residency as the correspondence address.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



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.

These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way of for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendor are to become under any liability or claim in respect of their contents. The Vendor does not hereby make or give or do the Agents nor does the Partner of the Employee of the Agents have any authority as regards the property of otherwise. Any prospective Purchaser or Lessee or other person in any way interested in the property should satisfy himself by inspection or otherwise as to the correctness of each statement contained in these Particulars. In the event of the Agent supplying any further information or expressing any opinion to a prospective Purchaser, whether oral or in writing, such information or expression of opinion must be treated as given on the same basis as these particulars.

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