



Roger
Parry
& Partners

Tan-y-Pistyll, Llanrhaeadr Ym Mochnant,
Oswestry, SY10 0BZ



Tan-y-Pistyll, Llanrhaeadr Ym Mochnant, Oswestry, SY10 0BZ
Offers In The Region Of £899,995

Fantastic business opportunity. Pistyll Rhoadr is an enchanting waterfall in the Berwyn Mountains, just inside Wales, west of Oswestry and Shrewsbury. At 240ft (80m) high it is Britain's tallest single-drop waterfall, captivating all who visit. Tan-y-Pistyll, "little house under the waterfall", is where the owners have established a fantastic business offering a tea room, accommodation to include a two bedroom apartment, chalet and showman's caravan. Camping field, Prayer lodge used for ceremonies, customer car park, public toilets, three bedroom detached house for the owners and approximately 25 acres of land.



DESCRIPTION

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SUMMARY

Pistyll Rhaeadr is open to the public throughout the year. Just a short walk from the car park through the gate near the tea room takes you to the base of the waterfall. From here there are many woodland walks to follow, or route up to the waterfall. The tearoom has a cosy and rustic appearance, with many original 18th Century features still in existence today. The scenery is breath-taking, surrounded on both sides by sheer cliffs and woods. The building was listed in a survey that was carried out in 1724. It was reported to be owned by a local abbey and was probably used as a remote retreat cell.

TEA ROOMS**SITTING AREA**

The tearoom seats 38 people indoors and having outdoor seating for approximately the same. The outside is covered with a pagoda overlooking the waterfall and there is a ice cream window in the summer. Inside there is an open fire, electric heating, beamed ceilings, and counter for serving.

KITCHEN

Fully equipped kitchen with counter surface, sink/drainers and appliances. Door to the side.

REAR HALL

Rear door, access to a WC, and stairs rising to the accommodation above.

APARTMENT

The upstairs offers two en-suite double bedrooms as a self-contained holiday unit, with adjoining kitchen, lounge and private balcony.

The owner currently charges:

£280.00 for two nights (minimum stay) for two people, or £360 for four people for two nights.

KITCHENETTE

7'3" x 6'9"

Wall and base units with work surfaces over, inset sink with mixer tap and drainer, window to the rear, ceiling light, void for appliances.

LIVING ROOM

14'0" x 12'4"

Beautiful room with door opening onto the balcony offering stunning views towards the waterfall. Window to the rear, ceiling light, electric fire and electric radiator.

LANDING

Built in storage cupboard, ceiling light and doors off too;

BEDROOM ONE

14'7" x 10'9"

Double room with windows to the side with deep sills, ceiling light and door into ensuite.

ENSUITE

Enclosed shower cubicle, vanity unit with wash hand basin, and WC

BEDROOM TWO

11'2" x 11'0"

Double room with window to the front and side capturing the beautiful views, beam to ceiling, and ceiling light.

ENSUITE

Enclosed shower cubicle, vanity unit with wash hand basin, and WC

OWNERS ACCOMMODATION**HOUSE**

Within the lease, the owner has a three bedroom detached house offering his own private garden and parking area.

EXTERNAL ACCOMMODATION**THE CAMPSITE**

The Campsite at Pistyll Rhaeadr has one of the most beautiful and scenic landscapes in Wales. It is situated a stone's throw away from the majestic Rhaeadr waterfall (one of the seven wonders of Wales).

It caters for campers, caravanners and groups. Campsite access is available only through a membership scheme. The camping site is located at the end of a valley on mostly flat pastureland with the Rhaeadr River flowing through the centre.

CHALET

The Chalet is secluded and self-contained, for people who prefer to self-cater.

Overlooking the river and in sight of the falls, a wonderful location for privacy. The owner currently charges £280 for two nights for two people, self-contained, overlooking river.

SHOWMANS CARAVAN

A beautifully restored 1940's original showman's caravan. The wagon's self-contained living area incorporates kitchen (hob cooking), dining and sleeping (small double). Heating is mainly electric with small optional coal/wood fire-box (original). Also enchanting is its small end room which we've converted into a washroom with flush toilet. Still retains its small fitted wardrobe. The owner currently charges £260 for two nights (minimum stay) for two people.

RETREAT CENTRE

Established in 2004, the retreat centre is located with a dramatic backdrop of the waterfall.

Whether you are planning a workshop or meeting, sacred gathering or healing retreat, let the falls provide a perfect nurturing environment. The facilities are customisable to meet the needs of your group.

Located in the lower meadows, the retreat centre is established so that people can spend time at the falls, knowing they are held within a very special, private and peaceful environment.

Facilities include a fully equipped kitchen marquee with running water and outside washing-up area, electric light and hot water urn. An adjoining marquee can seat 50 people dining. For small camps this can be used as a dorm tent sleeping 16 people. Most people bring their own tent or camper. There are flush toilets and hot showers with an attached wood-fired sauna. There is an earth loo as well.

The group work-space is a 40ft diameter yurt which is floored and carpeted and can be softly electrically lit. It is decorated by each individual group but it does come with a very special ceremonial carpet covering a third of the space.

CEREMONIES

The owner currently has a license to enable civil weddings and partnerships to be conducted at Pistyll Rhaeadr. Ceremonies usually take place at the Prayer Lodge set in the lower garden, overlooking the river with the magnificent waterfall in the background.

LAND/GROUNDS**CARPARK**

There is a customer carpark at the waterfalls, there is a paya and display system in place with a charge of £5 per car.

CUSTOMER TOILETS

There are ladies and gentleman toilet blocks with a turn style entrance with a 50p charge

LAND

The owner leases approximately 25 acres of land from Llangedwyn estate.

LEASEHOLD

Included within the lease is the 25 acres of ground, including the carpark, toilets, camping fields and the three bedroom detached house.

The new owners will have a 15 year lease - subject to the approval of the landlord and at a rent payable of £22,000 per annum.

FREEHOLD

The freehold is the tearooms and apartment above, the retreat and approximately 0.5 acre of ground. The yurt and showmans caravan are included within the freehold.

SERVICES

Tenure - Part freehold and Leasehold

Council - Powys banding E

Private water, septic tank and electric heating

Floor Plan
(not to scale - for identification purposes only)

General Services:

Local Authority: Powys County Council

Council Tax Band:

EPC Rating:

Tenure: Freehold

Fixtures and fittings: No fixtures and fittings are necessarily included in the sale unless agreed at point of sale or point of subsequent negotiations.

Wayleaves, rights of way and easements: The property will be sold subject to and with the benefit of all wayleaves, easements, and rights of way, whether mentioned in these particulars or not.

Directions:

From Oswestry take the A483 Welshpool road turning right at the Llyncllys cross roads onto the A495. Continue on the B4396 towards Bala and Llanrhaeadr. On entering the village proceed through the Village Centre passing the Spar and dental surgery on your right. Turn right just before the Greatorex shop onto Waterfall Road and proceed along this road for a couple of miles and Llanrhaeadr Waterfalls is located at the end

Viewing arrangements

Viewing of the property is strictly by appointment only through:

Roger Parry & Partners LLP

Please contact our Oswestry Office:
The Estates Office, 20 Salop Road, Oswestry, Shropshire,
SY11 2NU
oswestry@rogerparry.net

01691 655334



Important Notice: 1. 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. 2. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 3. Descriptions 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. 4. Where any references are made to planning permission or potential uses such information is given by Roger Parry & Partners in good faith. Purchasers should make their own enquiries into such matters prior to the purchase. 5. 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 photograph(s). No assumptions should be made with regards to parts of the property that have not been photographed. 6. 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.