



## Y Llech, Harlech LL46 2YL

### £715,000

**\*\*Named as one of '10 of the best Hotels and Inns in Wales by the GUARDIAN 2023\*\***

An incredible opportunity to purchase a thriving business in a prime tourist location on the UNESCO World Heritage coastal town of Harlech in the heart of the Snowdonia National Park.

On offer is a multi award winning luxury hotel with bar and restaurant, plus the attached Grade II listed former coaching inn providing additional hotel accommodation. The spacious 2 bedroomed owner's accommodation is superb with its own lounge, private garden and gated parking.

There are 7 luxury en-suite hotel rooms housed in the two 16th century buildings, the restaurant seats 36 - 40 and a separate bar has a cosy lounge and seats a further 18 customers

- Exciting business and life style opportunity
- 7 en-suite luxury letting rooms
- Fully licensed with restaurant and seperate bar
- Views of castle, sea and Snowdonia mountain ranges
- Thriving profitable business with considerable potential for further expansion
- Luxury historic hotel with bar and restaurant
- Beautifully refurbished and tastefully appointed
- Superb 2 bedroom owner's accommodation with garden and parking
- Prime tourist location in the popular coastal town of Harlech
- Financial accounts available on request



## The Bar and Bar Lounge

Totally refurbished and fully licensed, the bar has a stylish granite worktop and attractive slate features. There is a cosy seating area in front of a log burning fire and a further seating area which has lovely views through the picture window overlooking the steep street and across to the Dwyryd estuary, Snowdon and the mountain ranges. The bar lounge has 7 tables and can seat up to 18 customers.

There is a well equipped beer cellar and drinks storage area adjacent to the bar meaning that there is plenty of space for draught beers as well as bottles, wines and spirits. The bar is currently open Friday and Saturday nights to the public and weekdays only for residents. This is by owner's choice and tourists and local residents would welcome extended opening hours for this popular venue.

There are two WC's for bar and restaurant guests.

## Restaurant

The large contemporary restaurant seating between 36 and 40 customers and is perfect for all day dining. It is spacious and cosy and characterful with a large window to the front where diners can watch the world go by.

## Hotel Guest Rooms

There are seven en-suite guest rooms, 3 in the main building and 4 in the annexe. Most have castle, sea or mountain views. All have spacious recently installed en-suites. Beautifully presented with contemporary fixtures and fittings combined with traditional exposed beams and 16th century character. All the rooms are named after local castles and the ground floor annexe rooms are particularly suitable for those with reduced mobility.

## Room 1 Conwy

On the first floor, with dual windows and window seat with a view of the Snowdonia mountain ranges. This large room has exposed ceiling beams and a built-in wardrobe. The en-suite is spacious with a bath and shower over.

## Room 2 Rhuddlan

On the first floor with castle and sea views. It has a built-in wardrobe, exposed beams and a long desk and chair in front of the window, perfect for sitting and enjoying the views. The en-suite is spacious with a bath and shower over

## Room 3 Caernarfon

Occupying the 2nd floor with lovely views of the Castle, sea, Snowdon and the mountain ranges. There is a wealth of exposed ceiling and A frame beams, plus a seating area with 2 seater leather sofa bed. The spacious en-suite has a corner bath and separate 'two person' sized enclosed shower. This is the perfect room for honeymooners or families.

## Room 4 Beaumaris

This spacious room is located on the ground floor of the annexe and is perfect for those with mobility issues benefitting from a large en-suite with a separate completely walk in "wet shower" area plus a bath. There is a view of the castle and sea from the dual windows and the room has its own lobby with built-in wardrobe. There is a seating area with a 2 seater leather sofa bed.

## Room 5 Criccieth

Also on the ground floor of the annexe, there is a new oak beam in the ceiling adding character, a built in wardrobe and a sofa. The en-suite has a bath with shower over.

## Room 6 Dolwyddelan

Contemporary and stylish with stunning features, having a high vaulted ceiling with exposed 'A' frame



and ceiling beams and original oak cladding to the wall in the apex of the en-suite (430 years old). The room has its own lobby with built in wardrobe and a spacious en-suite with 2 person shower.

### Room 7 Harlech

On the first floor of the annexe looking over the castle and sea. This romantic room has a vaulted ceiling and exposed A frame and ceiling beams. In addition to the window to the front there is a roof light window. It has its own lobby and a seating area with a 2 seater leather sofa bed. There is a large en-suite with vaulted ceiling, a bath and a separate '2 person' shower. This room is perfect for honeymooners and families.

### Owners Accommodation

With its own private entrance and also access directly to the kitchen, the owner's accommodation is excellent. There is a cosy lounge and two double bedrooms both with en-suite. The hallway has space for a desk if required. The accommodation opens out to the very private courtyard garden where there is also a large parking area and remote control gate.

### Kitchen and Ancillary Areas

A large and well equipped commercial kitchen with separate cooking, preparation, storage, refrigeration and freezer areas, plus a large walk in refrigerator. Cold beer store/ cellar area, further storage, preparation and service areas. There is a linen store and laundry room. A full inventory of the kitchen equipment is available on request.

### Fixtures and Fittings

All fixtures and fittings (with the exception of personal effects) are included in the sale.

### Exterior

There is private parking to the front for 3 cars. To the rear is the owner's private garden which is spacious and low maintenance with sandstone

flags and stone chipped areas. It is totally enclosed with a large parking area and remote control gate.

### History of Castle Cottage

The original stone cottage is believed to date back to around 1585. It has a lace valley roof dating back to this period, a particular feature of which is that it does not require lead. This roof is thought to be one of only four of its kind from the Tudor era in existence in Gwynedd. Castle Cottage has an illustrious past and, as a public house/coaching inn called the Red Lion, was run in the 17th and 18th century by various members of the Anwyl family. The Anwyls of Harlech descended from the Anwyls of Parc in nearby Llanfrothen — a family which claimed descent from Gruffydd ap Cynon, King of North Wales. The annexe is the original Grade II listed coaching Inn.

### Additional information

The properties are on separate titles. Both are connected to mains electricity water and drainage. Heating is electric. Financial accounts available on request. Both properties are on business rates and qualify for business rates relief. Council tax (band A) is payable on the owner's accommodation only.



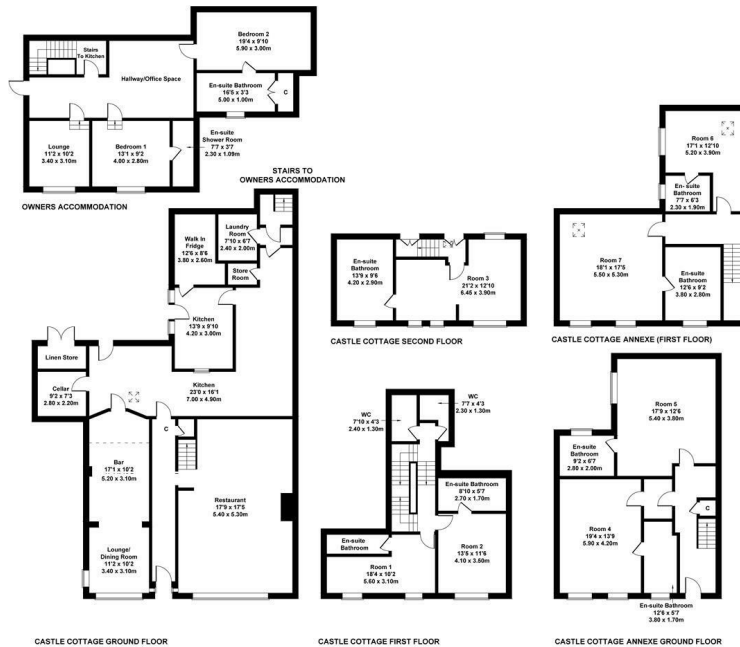




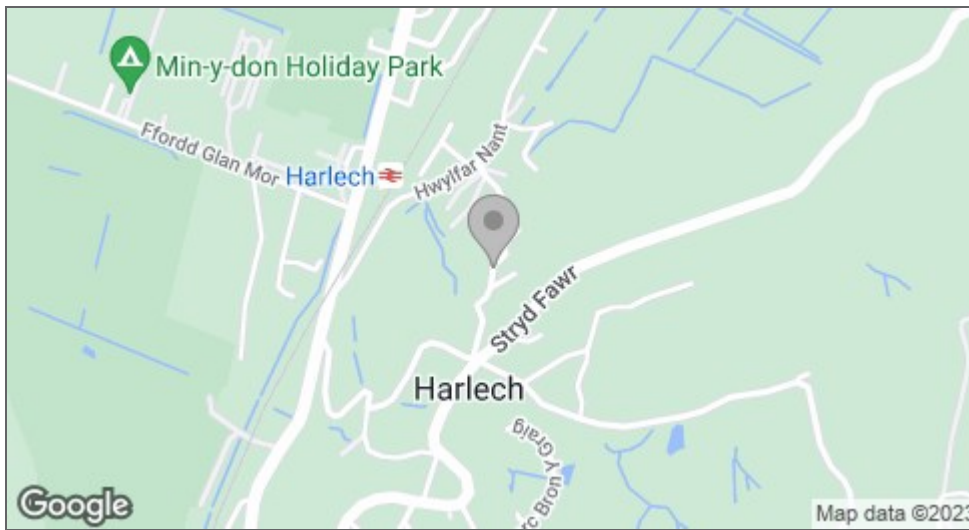


### Castle Cottage & Castle Cottage Annexe

Approximate Gross Internal Area  
 Castle Cottage - 2024 sq ft - 201 sq m  
 Castle Cottage Annexe - 1580 sq ft - 147 sq m  
 Total - 4714 sq ft - 438 sq m



Not to Scale Produced by The Plan Portal 2023  
 For Illustrative Purposes Only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

#### MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

#### THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

