



Aberamffra Road, Barmouth LL42 1SU

£640,000

A unique lifestyle opportunity that is sure to captivate those seeking a dream coastal location. This well established and popular 8 bedroom B&B with sea views is perfectly situated just minutes' walk away from the glorious sandy beach, historic quaint harbour, and the bustling centre of the popular Barmouth resort.

Additionally, being at the foot of the iconic Barmouth Bridge on the Mawddach trail, outdoor enthusiasts will find plenty of opportunities to explore and enjoy the natural surroundings.

The property boasts superb private and spacious new build owner's accommodation with a private entrance and garden plus the all important sea views.

- Beautiful seaside B&B in popular North Wales seaside destination on edge of Snowdonia National Park
- Established trade with 8 stylish characterful en suite rooms with sea views from front rooms
- Newly built 2 storey private owner's accommodation with sea views and private garden
- Perfect location for beach, restaurants and shops plus mountains and estuary
- Idyllic location for beach lovers, families and outdoor enthusiasts.
- Investment opportunity for lifestyle business on the coast
- Large residents' carpark, garden, living room and dining room
- Additional third floor accommodation offering development opportunity
- Immense scope to build on and develop to further increase trade
- Much improved by current owners



Barmouth Resort

The picturesque seaside town of Barmouth is located on the West Coast of North Wales and lying between a mountain range and the sea on the mouth of the river Mawddach, is arguably one of the most beautiful locations in Wales. The town itself offers an array of restaurants, pubs, cafes, local independent shops, a bustling harbour, and a leisure centre.

The surrounding countryside and long sandy beaches provide superb opportunities for outdoor/water activities such as sailing, fishing, walking, climbing, and birdwatching. It is southern Eryri's most popular seaside resort, with breathtaking views of Cardigan Bay and its harbour. With the picturesque River Mawddach flowing through the town and out to sea, many tourists arrive in Barmouth to explore Eryri National Park and walk around the sweeping curve of Cardigan Bay to Porthmadog.

The family-friendly beach with golden sands, stretches for miles around the sweeping bay and has been awarded a Blue Flag for cleanliness and safety, the waters are perfect for swimming and surfing. There's plenty for children to enjoy too. Nearby, the mile-long promenade is lined with stalls selling ice cream and candy floss and a land train running along. There are also traditional donkey rides, swing boats and amusement arcades.

Guest Bedrooms

Lawrenny Lodge has 8 double guest rooms all with stylish en suites set over the first and second floors. The front facing 4 rooms have beautiful sea, harbour and estuary views.

Each room is beautifully presented to a high standard, and individually designed many with window seats and dressing areas and quirky appealing layouts.

Public Spaces

Public accommodation consists of a spacious dining room, large welcoming sitting room with log burning stove and plus a conservatory, all with sea views. In addition, there is a large residents' car park plus a garden and seating areas, both of which have scope for further development.

Back of House

There is a private commercial kitchen, a large store room, plus an office and laundry area, a staff WC and a large fully tanked basement workshop/storage. Useful linen and storage cupboards are located on the upper floors.

Owner's Accommodation

Spacious, light and bright the owner's accommodation is exceptional. It consists of a recently constructed two-storey accommodation to the side with glorious sea views. On the ground floor is a large open plan kitchen/dining/living space with private external access. To the first floor are two bedrooms and a bathroom and French doors lead out to a private raised garden bound by rock face.

There is underfloor heating throughout the ground floor, and in the first floor bathroom.

The final finishing touches are required which will allow new owners to complete to their own personal taste.

Third Floor Private Accommodation

To the third floor is a suite of rooms which has historically been used as owner's accommodation and provides scope for several different development opportunities.

Currently configured as 4 large bedrooms plus shower room and store rooms, there are facilities in place to create a lounge, separate kitchen /diner



and 2 spacious bedrooms.

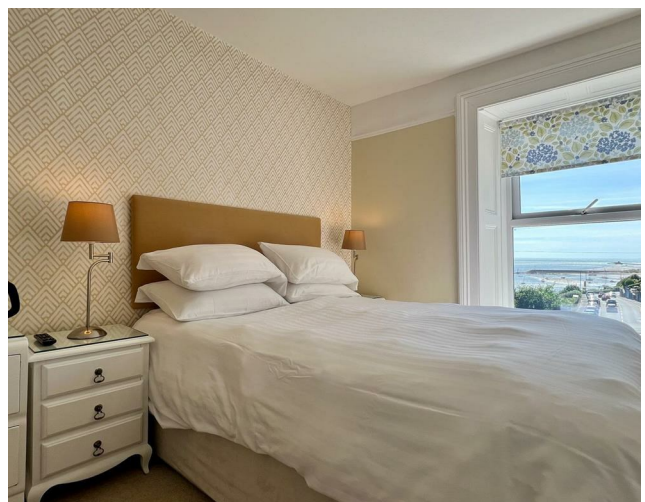
This area benefits from exposed original floorboards and ceiling beams and is full of charm and character. As expected at the top of the building, there is some restricted headroom.

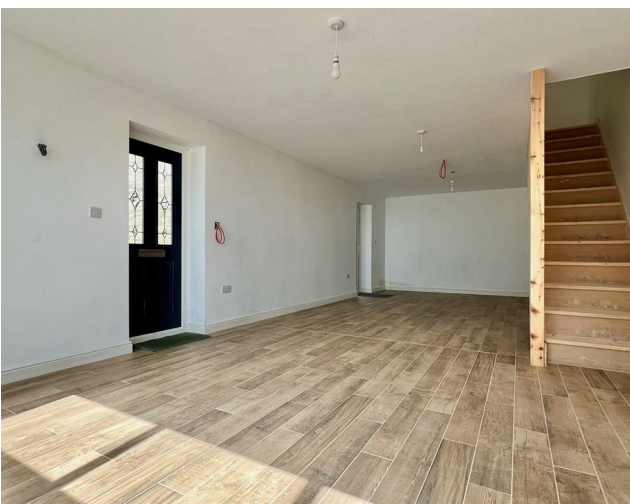
Additional Information

The property is freehold with commercial classification and is connected to mains electricity, water and drainage. Heating in the main B&B guest areas is via mains gas with some electric storage heaters and the wood burning stove. There is underfloor heating in the office area and WC.

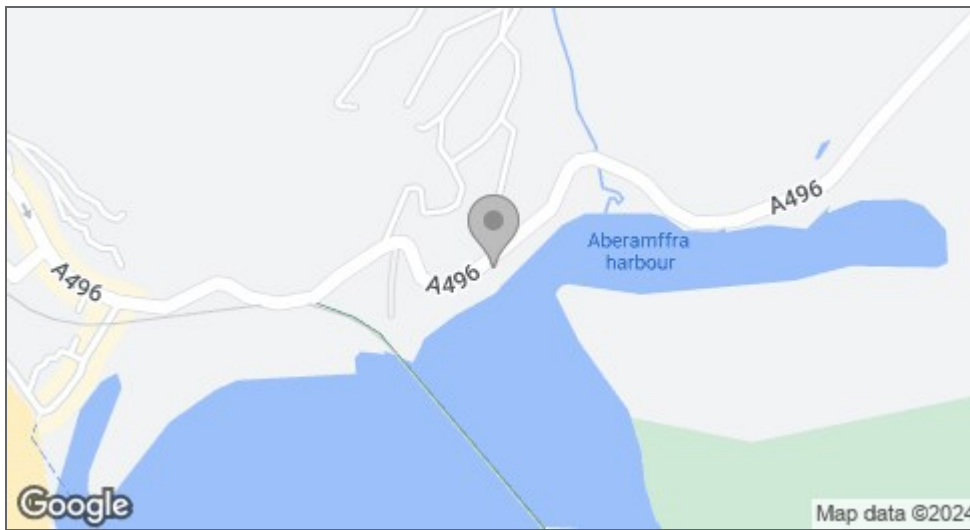
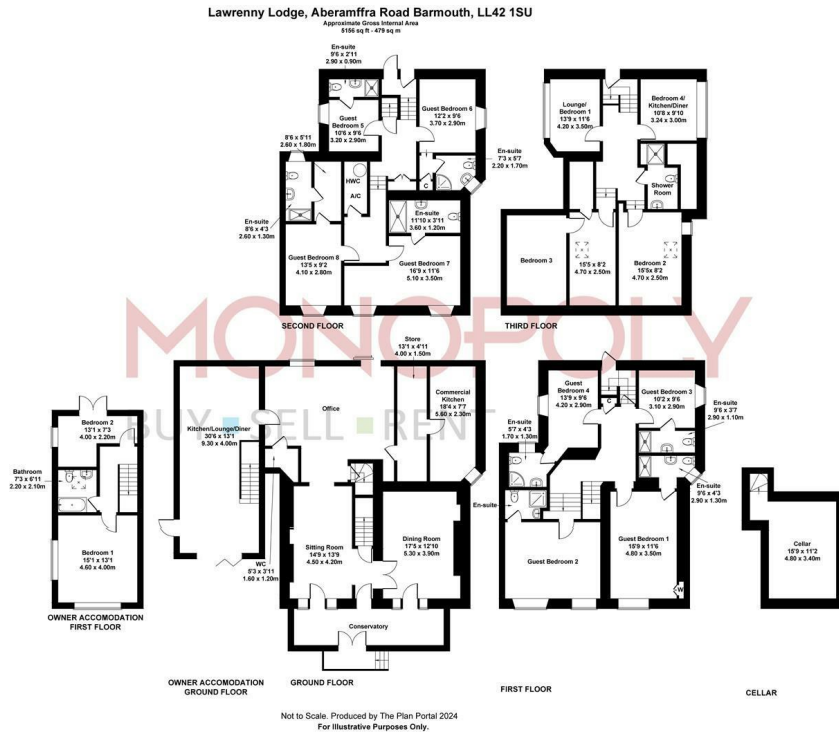
In the new owner's accommodation, heating is zone controlled, with underfloor heating throughout the ground floor, and in the first floor bathroom.











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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.

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 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.

