

# Terry Thomas & Co

## ESTATE AGENTS



## Broadway Country House , Laugharne, SA33 4NU

Welcome to this exquisite property located near the charming town of Laugharne. This commercial property is truly a gem, boasting a grand mansion of distinction with views out towards Carmarthen Bay and surrounding Countryside. Situated on 6.24 acres of beautifully landscaped gardens, the property exudes elegance and tranquillity. A unique feature of this property is the 10 holiday Glamping Pods including hot tubs, with the potential for more with additional planning. These pods offer a charming and alternative accommodation option for guests seeking a memorable stay.

Moreover, the property includes 10 en-suite bedrooms along with a self-contained 2-bedroom apartment, providing flexibility in its usage. The property in most recent years has been a successful licensed Hotel/Guest House and in addition being a licensed wedding venue. Whether you are looking to run a successful hospitality business or create a stunning event venue, this property offers endless possibilities.

Don't miss the opportunity to own a piece of history and create a thriving business in this picturesque location.

**Offers in the region of £1,195,000**



# Broadway Country House

, Laugharne, SA33 4NU



## Narrative

The property has an impressive internal floor area of approximately 686m squared (7,384 sq. ft). The accommodation briefly comprises:

### Ground Floor

- Reception area with original staircase to First Floor
- Dining room with bar/servery. 50 table covers
- Office
- 6 bedrooms, all being en-suite
- Orangery
- 2 ladies and gents separated W/Cs
- Laundry room
- Residents' Lounge
- Function room with bar servery. 120 table covers.
- Kitchen

- Utility room

- Separate WC

### Lower Ground Floor

- Cellar

### First Floor

- 4 Bedrooms, all being en-suite
- Self-contained apartment with 2 bedrooms, both being en-suite. Lounge and kitchen/breakfast room.

### Externally

Large driveway providing ample parking for a number of vehicles. Feature ornate metal gazebo with seating to fore. Well-maintained lawned areas with outdoor seating. Masonry-built storage building with gated access. Stairs up to further lawned garden area to rear, having a variety of shrubbery and foliage.

## Pods

Offering further on-site accommodation are the self contained Pods, some with hot tubs. With views over Carmarthen Bay and situated on the east bank of the hotel.

## Services

Flat services are on a community scheme.

Mansion services are mains electricity, mains water, and heating from a biomass boiler.

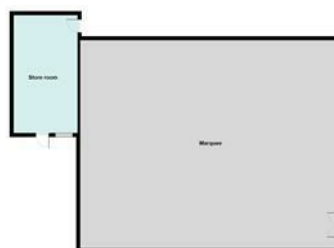
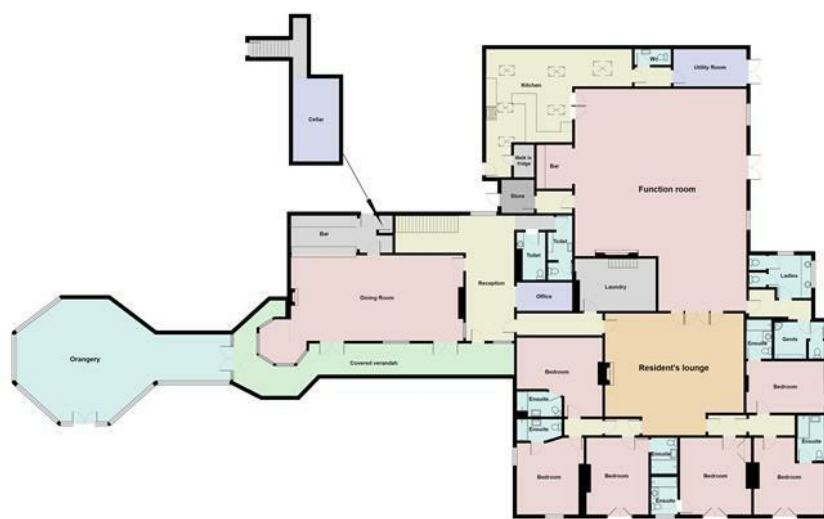








## Floor Plan



**Type:** Commercial  
**Tenure:** Freehold  
**Council Tax Band:** A

### Services:

**Appliances:** Any appliances/boilers mentioned in these details have not been tested by ourselves.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(27-38) <b>F</b>		
(1-26) <b>G</b>		
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	
<div><div></div><div>(92 plus) A</div><div>(81-91) B</div><div>(69-80) C</div><div>(55-68) D</div><div>(39-54) E</div><div>(21-38) F</div><div>(1-20) G</div></div>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	