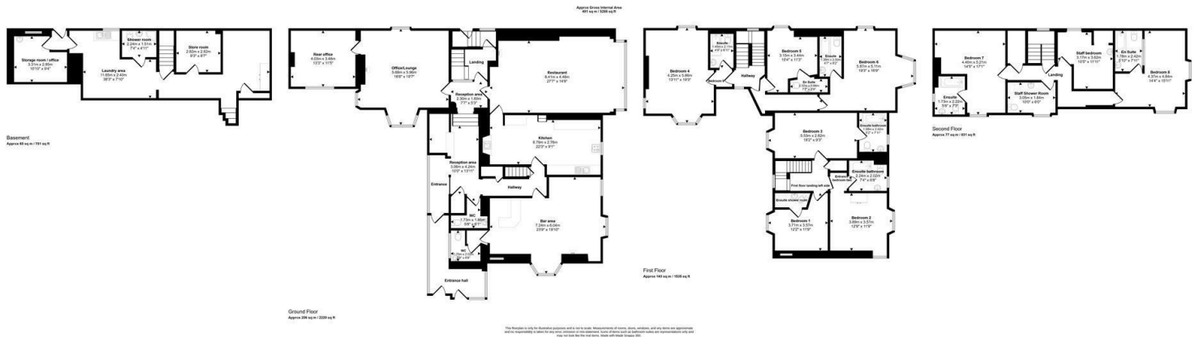


WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

41 High Street, Cardigan, Ceredigion, SA43 1JG
EMAIL: cardigan@westwalesproperties.co.uk
TELEPHONE: 01239 615915

01239 615915
www.westwalesproperties.co.uk



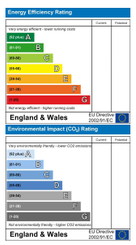






Highcliffe Hotel, Aberporth, Cardigan, SA43 2DA

- Commercial Property
- Eight Bedrooms with Ensuite
- Well Presented with Character Features
- Ample Off Road Parking
- Oil Central Heating
- Walking Distance of Sandy Beach
- Income Potential
- Bar & Restaurant Area
- Garden To Rear
- CEPC Rating: D



Offers In The Region Of £445,000

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The Agent that goes the Extra Mile

We Say...

Situated in the popular coastal village of Aberporth, just a short stroll from two beautiful sandy beaches, this charming Georgian hotel presents an exciting opportunity to acquire a characterful hospitality property in a sought-after seaside location. The popular market town of Cardigan is approximately 7 miles away.

The hotel has been under the current ownership since 2016, having previously been owned and operated by the same family for around 30 years. During their ownership, the property has benefited from renovations and improvements while retaining much of its original character and charm.

Reception, Bar & Restaurant
Upon entering the property, a welcoming reception area leads through to a bar set out with table and chairs, a bar in the corner, together with a customer WC. Opposite, the commercial kitchen is equipped with selection of stainless-steel work tables, and equipment to support the hotel's catering facilities.

The separate restaurant provides an inviting setting for guests, featuring a bay window overlooking the front of the property, a further window with views towards the sea and an attractive feature fireplace. An additional room, currently used as an office, also benefits from a feature fireplace and lovely views overlooking Dyffryn Beach, alongside an adjoining storage room. This has the potential to be turned into further guest or owners accommodation with an ensuite bathroom. (STPC)

Guest Accommodation
The guest bedrooms are individually presented in a tasteful coastal style, with a variety of room configurations and several enjoying views of the sea, beach or surrounding village. The accommodation is arranged over the upper floors, with en-suite facilities to the guest bedrooms.
First Floor
- Sunset Shores – Double bedroom with partial sea views.
- Sea Breeze – King-size bedroom with a glimpse of the sea.
- Sandy Bay – Double bedroom overlooking Aberporth village.
- Golden Sands – Deluxe king-size or twin bedroom with wonderful sea views.
- Beach Comber – Double bedroom.
- Waters Edge – Deluxe king-size or twin bedroom with a seating area and partial sea views.

Second Floor
- Cliff Tops – Double or twin bedroom with views of the beach.
- Ocean View – Double or twin bedroom with excellent sea views.

The upper floors also provide staff accommodation, comprising a bedroom and separate bathroom. For day-to-day convenience, each floor benefits from its own cleaning cupboard.

The basement, accessed from the kitchen or via a door on the landing, provides a useful service area incorporating laundry facilities and washing machines, a shower room, pantry and an additional room suitable for use as an office or storage. A further door provides direct access to the side of the property.
Externally, a driveway to the side of the property provides off-road parking for several vehicles, an attractive and practical feature for a coastal hotel. To the front, an enclosed seating area bordered by a low wall and cast-iron railings offers a pleasant outdoor space for guests to relax and enjoy the surroundings.

Combining Georgian character, well-presented guest accommodation, restaurant and bar facilities, off-road parking and an appealing coastal location, this is an attractive opportunity for buyers seeking a hospitality property in one of the area's popular seaside villages.

Location

The sea side village of Aberporth is located 6.5 miles North-east of Cardigan. Originally a fishing village Aberporth boasts two sandy beaches, one of which is open to dog walking all year round and both are popular beaches for swimming, surfing and sailing. Rock pools are exposed at low tides and the famous bottle nose dolphins of Cardigan Bay are frequent visitors to this picturesque bay. The Ceredigion Coastal Path runs through the village making this a popular venue with walkers. The village benefits from; a primary and nursery schools, beach cafes, a community hall, a pub, and fish and chip takeaway, chemist & post office and a village shop.





DIRECTIONS

From Cardigan head out northwards on the A487 and follow this road for about 5 miles until you reach the roundabout signposted Aberporth to the left. Turn left here for the village of Aberporth and follow this road into the village. Go passed the school which will be on your left and The Highcliffe hotel will be found shortly after on your right hand side. What three words - ///rant.prevented.walled

GENERAL INFORMATION

GENERAL INFORMATION
VIEWING: By appointment only.
TENURE: We are advised freehold.
SERVICES: We have not checked or tested any of the services or appliances at the property.
BUSINESS RATES: We are advised that the rateable value of the property is £9550

Any floorplans provided are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. Dimensions are approximate. NOT TO SCALE.

ref: LW/NME/AMS/10/26/OK

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LOCATION AERIAL VIEW

