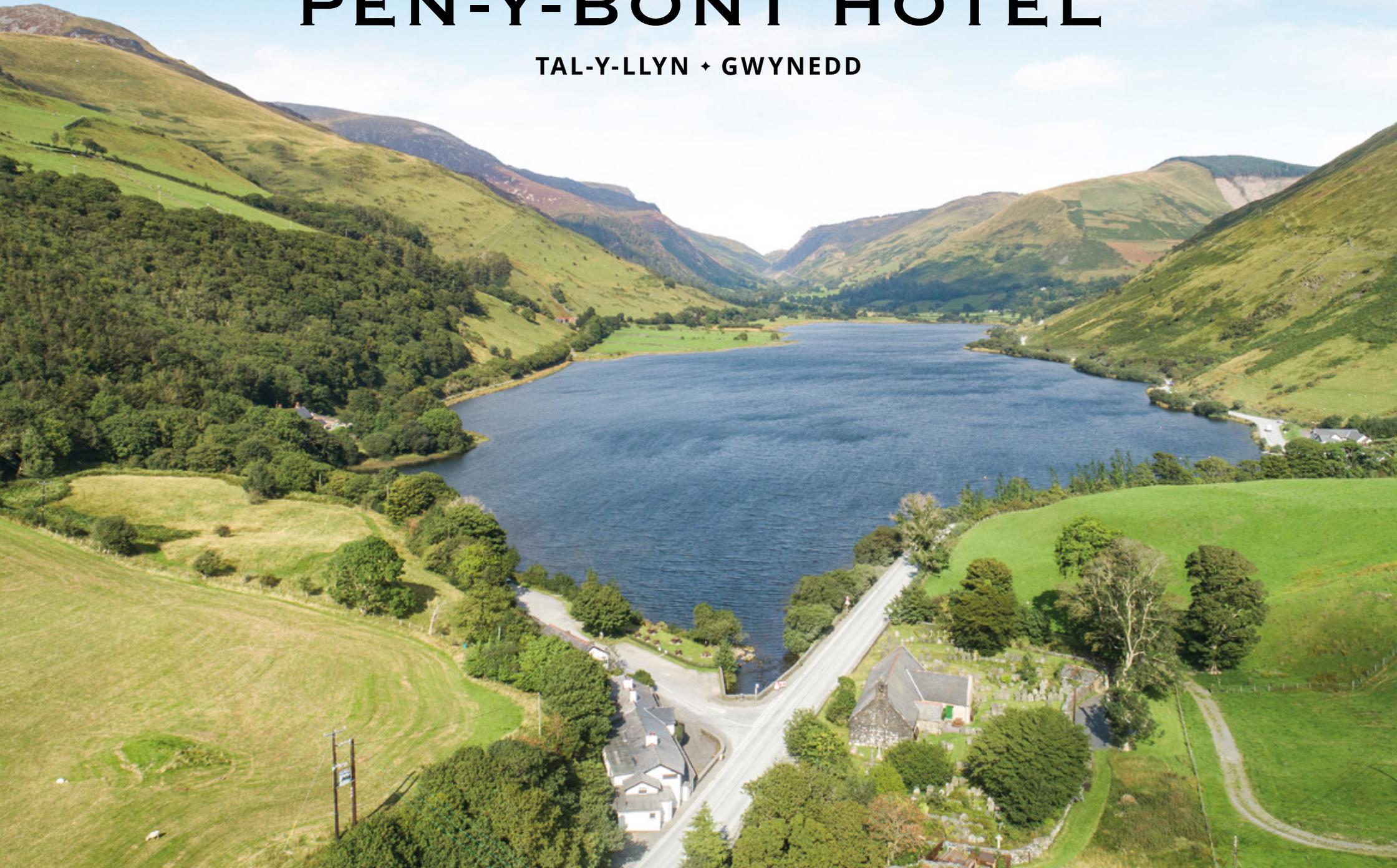


PEN-Y-BONT HOTEL

TAL-Y-LLYN + GWYNEDD





PEN-Y-BONT HOTEL

TAL-Y-LLYN + GWYNEDD

A lakeside property with exciting opportunities in Snowdonia National Park and in the lee of Cadair Idris.

Accommodation and amenities

Main House

Reception Hall + Dining Room + Sitting Room/Bar
Cloakrooms + Kitchens + Eight Bedrooms (five with ensuite shower rooms, two with additional space for shower rooms, and one with a bathroom), including a Family room with a separate entrance + Laundry Room + Wood store

Corridor link with store rooms, walk-in refrigerated unit, workshop, utility room and freezer room

Lakeside Annexe

Dining Room with Bar and Games room
and with further potential

Courtyard garden + Lakeside seating area + Car Parking

Dolgellau 8 miles + Aberdovey 12 miles + Machynlleth 10 miles
(All distances are approximate)

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.





SITUATION

Snowdonia National Park offers some of the best recreational opportunities in the world, with its coastline and beaches, mountains and lakes, rivers and railways, let alone historical towns and villages with their markets, shops and attractions. In recent years the area has been a magnet for those seeking Outdoor Pursuits and Adventure Activities.

There is excellent schooling nearby with a newly built primary school at Llanegryn, as well as secondary schools in Machynlleth, Tywyn and Dolgellau.

The coastal train service runs North to the Llyn Peninsula as well as South to Cardiff and inland to Birmingham New Street, via Shrewsbury.

FOR SALE FREEHOLD

The Pen-y-Bont Hotel is an historical 16th Century Coaching Inn providing accommodation and a place of sustenance over the centuries. Many years ago there was also a Blacksmith's forge (now the sitting room and bar) and the long barn housed the coaches and stabling for the horses. The present owners arrived in 2006 to a semi derelict main building and set about re-roofing much of the main roof, rewiring, dry lining walls, replacing windows, updating heating systems, installing a fire alarm system and much more to re-open the



business. Today, Pen-y-Bont Hotel caters for its residents and is run very much to suit the present owners. However its scope and potential is exciting with great opportunities. The lakeside rooms have many possible uses such as utilising its excellent Commercial Kitchen and making it more available to the public or alternatively converting into self catering accommodation or further letting rooms.

The enclosed verandah along the front of the house provides two entrances into the property, one being the main reception hall with a further entrance hall to the bar. The main dining room, once two rooms, caters for up to 50 covers and has fireplaces at either end. The slate floor continues into the sitting room/bar with its inglenook fireplace and cloak rooms beyond. At the other end of the restaurant are the superbly equipped commercial kitchens. On the first floor there are eight bedrooms. Five have en-suite shower rooms and two have scope for ensuite facilities if needed. The Family Room has its own bathroom and a separate parking area and entrance via a ramp to the rear of the building.

An enclosed corridor from the kitchen forms the back of the courtyard garden and links the main house to the Lakeside Annexe. Along the corridor are various store rooms accommodating a walk-in fridge, chest freezers and utility rooms. A small courtyard at the back of this includes a portacabin workshop. The long barn known as the Lakeside Bar can accommodate up to 60 covers with additional seating for 24 covers in the games room and has cloakrooms beyond.

OUTSIDE

At the front entrance of the main building there is space for outside seating.

The pretty courtyard garden between the two buildings is ideal for entertaining, up to 16 covers and more outside dining space is available in the garden beside the lake, up to 60 covers. The view from here is stunning, one of the iconic views of Wales and is frequently used in national advertising. The large car park alongside the lake also provides an income from motor homes, walkers and swimmers who come to enjoy the wonderful surroundings and facilities.





SERVICES

Mains electricity. Private borehole water supply. Private Drainage. LPG Bulk Storage Tank for gas fired boilers including central heating and Cooking Range. Broadband soon to be augmented by High Speed Satellite Broadband. Commercial EPC Band C.

FIXTURES & FITTINGS

All items mentioned in these sales particulars are included in the sale as are some contents. Some other items are available for sale by way of separate negotiation.

LOCAL AUTHORITY

Gwynedd Council, tel 01766 771000

Currently for domestic Council Tax: Band A (£1226 for 2021/22)

Non-Domestic Council Tax Rate: (£2006.25 for 2021/22)

The property is currently subject to 100% Small Business Rate Relief

DIRECTIONS (LL36 9AJ)

Pen-y-Bont Hotel is at Tal-y-Llyn at the southern end of Llyn Mwyngll lake. Take the A470 out of Dolgellau towards Machynlleth and then on the B4405 towards Tywyn.



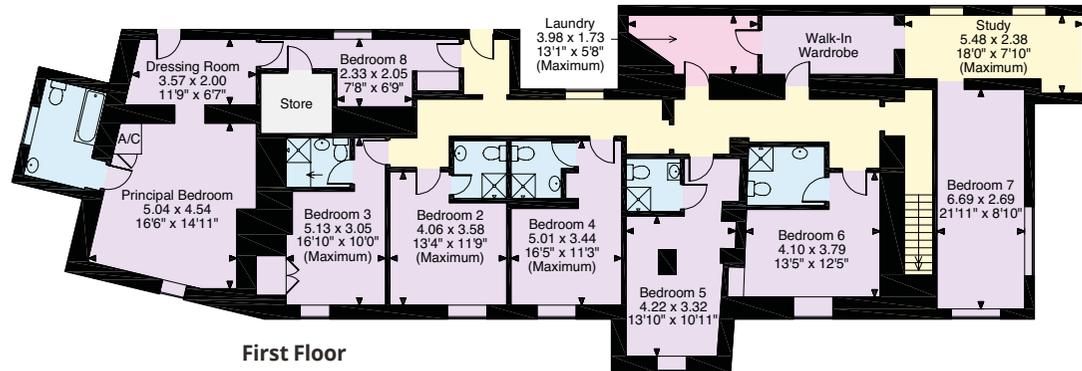
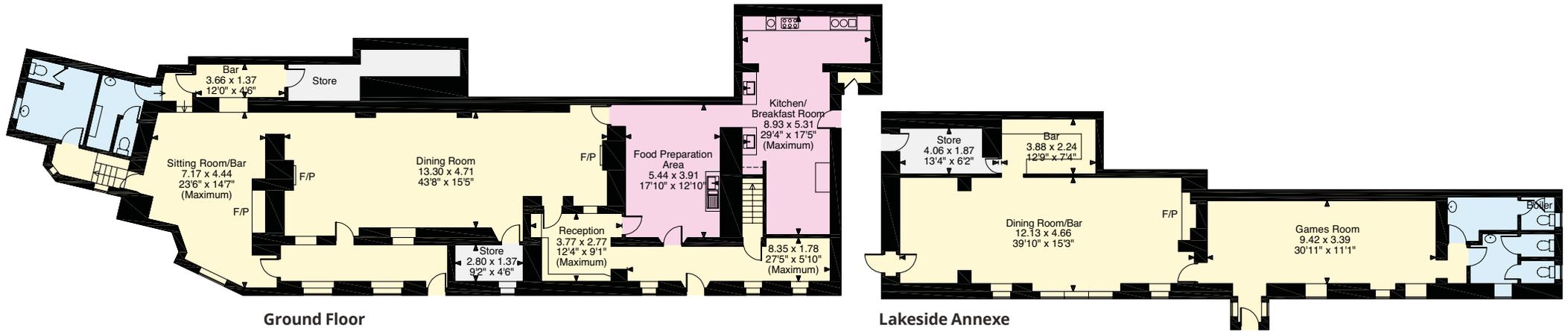


Approximate Gross Internal Floor Area

Main House = 5304 Sq Ft/493 Sq M

Lakeside Annexe = 1341 Sq Ft/125 Sq M

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars



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