



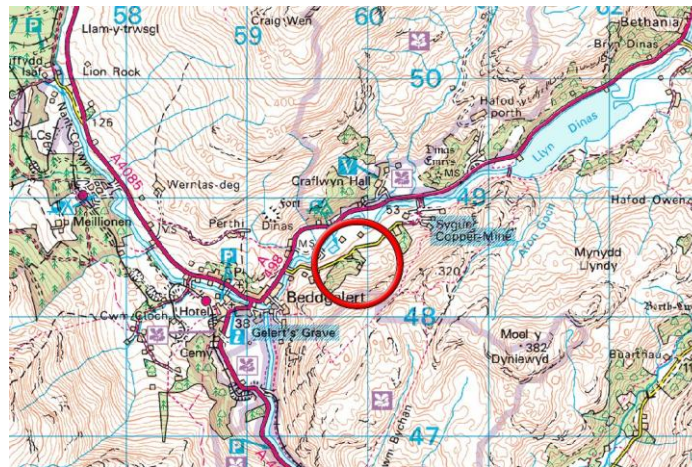
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COMMERCIAL
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Beddgelert, Gwynedd LL55 4NE

If this property does not move you in any way or touch just a part of your soul, then surely nothing will! This is where spectacular scenery is all-encompassing, right in the heart of the Snowdonia National Park and just a short walk from the picturesque village of Beddgelert and the Aberglaslyn Gorge.

This stunning residence, parts of which originally date back to Circa. 1644, is tucked way out of sight in what must be one of the best hidden locations along the northern edge of the Glaslyn Valley in Snowdonia and enjoys a splendid south easterly aspect being surrounded by woodland, heathland and steep heather-clad hillsides. The position affords magnificent views towards the mountains of Yr Aran, Lliwedd (a ridge leading to Snowdon's summit) and Moel Siabod at the head of Nant Gwynant Valley, making for a memorable setting.



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This Hotel is built into the side of a sheltered rocky outcrop and stands within approximately 22 Acres which, as touched on previous consists of open heath, hillside and deciduous woodland (the owners have planted some 10,000 deciduous trees) whilst beautiful well-stocked landscaped gardens alongside plentiful private parking occupy the immediate surroundings – the gardens truly enhance and complement this fine country residence. The property consists of two separate residences – the main building is run as a 12 Bedroomed Country House Hotel complete with restaurant and fully equipped commercial kitchen whilst a separate dwelling located opposite is the owner's accommodation. This dwelling is a 2 storey 3 bedroomed house, offering generous sized accommodation and purposely designed to fully exploit the position with again, magnificent views. The interior, suffice to say is of a highly appealing contemporary open-plan nature with granite worktops to the kitchen area, a wood burning stove, built-in appliances and even a hidden cinema room. Frequenting woodpeckers are just some of the wildlife you can expect to see in these parts too!

Whilst the main residence has been extensively enlarged down through the years, as you would expect from such an old house there is no shortage of charm and character with thick irregular walls, inglenook fireplaces and beamed ceilings galore, yet the entire accommodation has been sympathetically renovated and modernised, ensuring that anyone wishing to enjoy this type of lifestyle will be duly rewarded with being able to hit the ground running so-to-speak. All guest bedrooms are en-suite, many of which enjoy superb views. Heating is provided through a combination of LPG central heating and electric heating, whilst low maintenance uPVC double glazing features extensively. The commodious conservatory sits well with the main residence and overlooks the gardens whereby numerous hidden seating areas have been created for the enjoyment of all visiting guests.

Within close proximity of the car park and owners accommodation is a fully serviced log cabin, an extensive timber built workshop and dedicated wood store though this is not an exhaustive list. The property is approached via a private winding driveway climbing through mature woodland culminating at the pleasant setting on which the hotel resides. Needless to say, this property will make someone very happy indeed if a country hotel in a unique setting is what you simply must have, but it also lends itself to a whole host of other opportunities/ventures – of course, any change of use would require planning consents and National Park approval, but considering the location, it most certainly would make an exciting venture!

Location

Located just a short distance to the east of Beddgelert with the scenic Llyn Dinas Lake located a little further beyond leading through to the popular Nant Gwynant Valley. The village of Beddgelert is ideally placed with local amenities to include a village store, numerous pubs/restaurants, gift shops and a primary school. The larger settlements of Betws-y-Coed, Porthmadog and Caernarfon are all within about half an hour's drive, so you're never too far from essential goods, services and recreational facilities.

This is undoubtedly a beautiful location which really fires the imagination, the nearby lakes of Gwynant and Dinas proving irresistible for artists and photographers as well as walkers and fishermen. Beddgelert is always bustling with visitors, many of whom take a break from travelling on the Welsh Highland Railway between Caernarfon and Porthmadog. North Wales offers countless tourist attractions and facilities: two hugely entertaining zip wire rides, an underground trampoline park, a surf park, numerous events (cycling, running etc.), mountain bike courses, excellent climbing facilities not to mention the castles and historic monuments dotted throughout North Wales. Snowdon itself attracts hundreds of thousands of walkers a year and film crews often frequent the area to take advantage of the exceptional landscape.

Directions

From Caernarfon, follow the A4085 in the direction of Beddgelert passing through the villages of Waunfawr, and Rhyd Ddu. On reaching Beddgelert, bear left by the bridge onto the A498 in the direction of Capel Curig. Continue out of the village until you see a turning on your right crossing the river, signposted with a large green sign. Proceed over the bridge and follow the lane for approximately ¼ mile where you will see another similar green sign and a turning on your right. Follow this steep lane to the property.

Rates

We understand from our enquiries of the VOA website that the premises are assessed for Rates as follows:-

Rateable Value (2018)	£13,000
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Interested parties to make their own enquiries as to any rate relief that may be applicable. Dafydd Hardy gives no warranty that the values supplied or the sums of money expressed as being payable are accurate and the assignee should make their own enquires with the Local Rating Authority to confirm the figures quoted are correct.

Legal Costs

Each party will be responsible for their own legal costs incurred in this transaction.

VAT

Prices, outgoings and rentals are exclusive of, but may be liable to, VAT.

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Country House

Accommodation	Metric m ²	Imperial ft ²
Kitchen	43.42 m ²	467 ft ²
Dining Room	33.89 m ²	364 ft ²
Lounge	18.97 m ²	204 ft ²
Conservatory	90.84 m ²	977 ft ²
Snug	16.05 m ²	172 ft ²
Bar	20.85 m ²	224 ft ²
Store	8.89 m ²	95 ft ²
Laundry Room	18.63 m ²	200 ft ²
Pump Room	10.40 m ²	111 ft ²
Bedroom 3	16.83 m ²	181 ft ²
Shower Room	2.01 m ²	21 ft ²
First Floor Landing		
Bedroom 7	11.25 m ²	121 ft ²
Shower Room	1.76 m ²	18 ft ²
Bedroom 1	10.84 m ²	116 ft ²
Shower Room	3.04 m ²	32 ft ²
Bedroom 2	21.77 m ²	234 ft ²
Shower Room	1.69 m ²	18 ft ²
Bedroom 4	12.59 m ²	135 ft ²
Bathroom	3.53 m ²	37 ft ²
Bedroom 5	11.89 m ²	128 ft ²
Shower Room	1.90 m ²	20 ft ²
Bedroom 6	13.76 m ²	148 ft ²
Bathroom	3.17 m ²	34 ft ²

Bedroom 8	14.07 m ²	151 ft ²
Shower Room	2.80 m ²	30 ft ²
Bedroom 9	11.49 m ²	123 ft ²
Shower Room	3.12 m ²	33 ft ²
Bedroom 10	11.02 m ²	118 ft ²
Shower Room	4.64 m ²	50 ft ²
Bedroom 11	20.05 m ²	215 ft ²
Shower Room	4.11 m ²	44 ft ²
Bedroom 12	25.54 m ²	274 ft ²
Bathroom	4.83 m ²	51 ft ²
Overall	479.61 m²	5116 ft²



Energy Performance Asset Rating

More energy efficient



A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

51

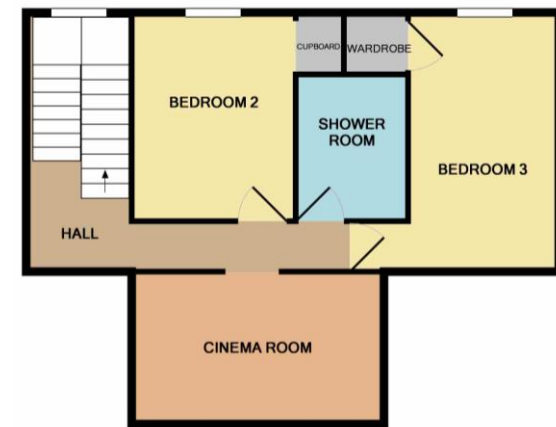
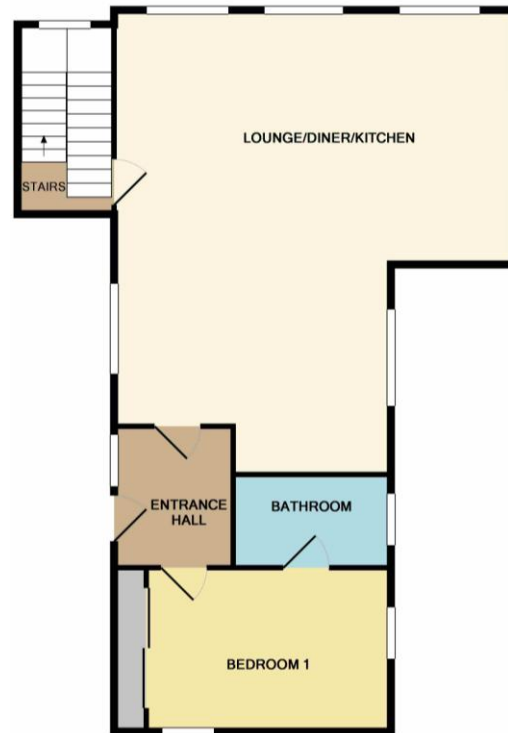
This is how energy efficient the building is.

Net zero CO₂ emissions

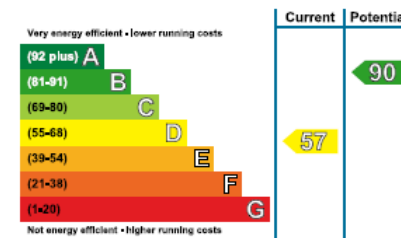
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Owners Accommodation

Accommodation	Metric m ²	Imperial ft ²
Entrance Hall		
Lounge/Diner/Kitchen	64.85 m ²	698 ft ²
Bedroom 1	13.91 m ²	149 ft ²
Bathroom	5.12 m ²	55 ft ²
Basement Level		
Bedroom 2	10.41 m ²	112 ft ²
Bedroom 3	16.50 m ²	177 ft ²
Shower Room	5.02 m ²	54 ft ²
Cinema Room	11.7 m ²	125 ft ²
Overall	127.16 m²	1372 ft²



Energy Efficiency Rating







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