



Berwyn Street, Llangollen, LL20 8NB

Price £695,000



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Wingetts



Description

An exceptional opportunity to acquire a beautifully presented Grade II listed Bed & Breakfast in the heart of the picturesque town of Llangollen, North Wales – widely known as the “Gateway to Wales”. Renowned for its natural beauty, heritage, and vibrant tourism, the town attracts thousands of visitors throughout the year, making this an ideal lifestyle and investment opportunity. Cambrian House, dating back to the late Georgian era, is a characterful and substantial property that has been carefully refurbished and successfully operated by the current owners for the past eight years as a thriving lifestyle business with staff in place. The property combines historic charm with modern comfort, with the former coach house having been sympathetically renovated to preserve its many original features. The impressive main house offers 10 well-appointed en-suite guest bedrooms, alongside a private manager’s residence comprising a comfortable living area and en-suite bedroom. Guest facilities include a spacious dining room, a bright conservatory providing additional seating and bar area, and a fully equipped commercial catering kitchen with excellent potential to expand the business by reintroducing evening dining. In addition, a detached annexe provides two further bedrooms and a bathroom, offering flexible accommodation for guests, owners, or staff. Currently operating on a successful bed and breakfast basis TURNING OVER £200,000+ PER ANNUM, the property offers significant scope for further growth, with the opportunity for new owners to reinstate the bar and evening restaurant to maximise revenue. Externally, the property benefits from secure gated private parking with one space allocated per room – a valuable feature in this popular tourist destination. Offered for sale with no onward chain, this is a rare chance to acquire a charming and profitable hospitality business in one of North Wales’ most sought-after visitor destinations. Energy Rating: B46.

Main House

Welcoming entrance hall with original flooring.

Dining Room

11'10" x 11'3" & 13'1" x 11'6"

Large room with dual aspect windows and feature fireplace, patio doors enter into-

Conservatory

19'2" x 11'6"

A versatile room, currently providing additional seating area with bar and w.c. off.



Kitchen

15'4" x 10'1"

Mixed domestic and commercial kitchen, meeting catering needs with gas range cooker with extractor above, hot plate, additional oven/hob, Ample space for multiple fridge/freezers.

Managers Residence

The vendor currently resides onsite having separate living room and en-suite bedroom. There is potential to add this area to the existing income.

Living Room

13'10" x 10'10"

En-Suite Bedroom

13'0" x 11'5"

On The Lower Ground Floor

Accessed via the main hall or managers residence having two storerooms, laundry room, wall mounted commercial gas boiler and mains electric control room.

Store Room

14'6" x 12'2"

Store Room

12'4" x 11'5"

Under managers residence.

Laundry Room

12'7" x 9'10"

On The First Floor

Offering 5 en-suite bedrooms - family room, two doubles, twin and single.

Bedroom One

12'11" x 8'5"

Bay to front with en-suite.

Bedroom Two

Large family room with bay to front and balcony off, en-suite.

Bedroom Three

11'11" x 10'11"

Bay window to front, en-suite.

Bedroom Four

14'2" x 10'3"

Window to rear, en-suite.

Bedroom Ten

9'7" x 6'3"

Window to rear, en-suite.

On The Second Floor

Offering 5 en-suite bedrooms - Four poster, two family rooms, twin and single.

Bedroom Five

11'5" x 11'4"

Window to front, en-suite.

Bedroom Six

12'6" x 10'10"

Window to front, en-suite.

Bedroom Seven

11'0" x 10'11"

Window to rear, en-suite.

Bedroom Eight

11'0" x 10'11"

Window to front, en-suite.

Bedroom Nine

13'2" x 11'1"

Window to rear, en-suite.

The Annexe

Detached single storey building offer two bedrooms and bathroom

Bedroom One

10'6" x 8'5"

Bedroom Two

10'4" x 6'5"

Outside

Private gated parking for 10 cars.

Services

Mains water & drainage
Commercial gas boiler

Web Links

www.cambrianhouse.co.uk

www.booking.com/hotel/gb/cambrian-house - rated 9.5 on guest reviews

