



The Courthouse
Betws Y Coed LL24 0AL

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£675,000

A beautifully presented, long established Guest House premises occupying a peaceful riverside setting, located just off the village centre close to all amenities.

Extremely profitable with excellent trading history.

VIEWING HIGHLY RECOMMENDED.

The Courthouse is a renowned well established and firm favourite Guest House premises located within the inland tourist resort of Betws y Coed in The Snowdonia National Park. Occupying an enviable setting on the banks of the River Conwy, enjoying views over open farmland across the Valley. Well maintained gardens, large parking areas, conservatory and 5 en-suite guest bedrooms.

The Property

Originally constructed around 1890, the property was originally the village Courthouse and Police Station, converted to provide excellent Bed and Breakfast premises, but retains numerous character features of it's yesteryear's.

The property is of a stone and slate construction and it's design and former use adds to it's overall appeal. The grounds extend along the banks of the river and guests can enjoy sitting within the lawned gardens, overlooking the river. There is also a large gravelled parking area for guests and the owners. The property has successfully traded as a 4* Bed and Breakfast premises for many years and has an excellent reputation.



Location

Elevated setting on the banks of the River Conwy in an idyllic quiet location, but within a short walking distance of the village centre, golf club and village railway station. Betws y Coed is situated within The Snowdonia National Park in an area of outstanding natural beauty where the tributaries of the river Conwy, Llugwy and Lledr meet. The spectacular Swallow Falls and Conwy Falls are nearby. The busy village, whilst retaining its rural charm, offers excellent restaurants and shopping facilities ranging from souvenirs, arts and crafts, speciality walking and climbing equipment etc. The area is of particular appeal to walkers, climbers, naturalists, photographers, artists and anglers.

The traditional market town of Llanrwst with its range of shops lies approximately 4 miles North, whilst the larger shopping centre of Llandudno and Colwyn Bay are a further 12 miles towards the North Wales Coast.

The Accommodation Affords:

Ground Floor

Entrance Porch

Reception / Guest Lounge

Conservatory / Breakfast Room

Kitchen

Utility Room / Office

Owners Lounge

Owners Bedroom with en-suite

Bedroom 5 with en-suite, Shower Room and separate Sitting Room.

First Floor

Landing and Store

Bedroom 1 en-suite Shower Room

Bedroom 2 en-suite and Spa Bath

Bedroom 3 en-suite Bathroom

Bedroom 4 en-suite Shower Room

All first floor bedrooms benefit from Super King or King size beds. Smart TV's and refreshments trays.



Outside

Attractive riverside gardens with abundance of mature flowers, shrubs and trees. Attractive patio area overlooking the river with hot tub.

Parking area for approximately 7 cars.

Agents Note

Trading information will be available to bona fide purchasers, but only after viewing.

The business is currently run by our clients with no outside staff.

Services

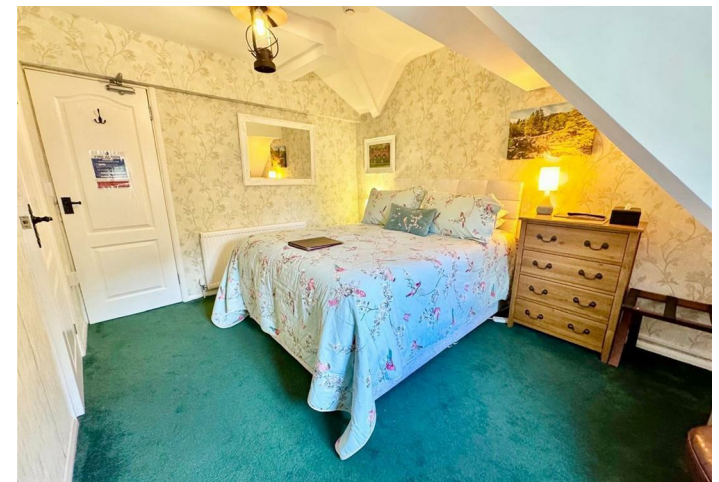
Mains water, electricity and drainage are connected to the property. LPG gas supply, gas fired central heating.

Viewing Llanrwst

By appointment through the agents Iwan M Williams, 5 Denbigh Street, Llanrwst, tel 01492 642551, email enq@iwanmwilliams.co.uk

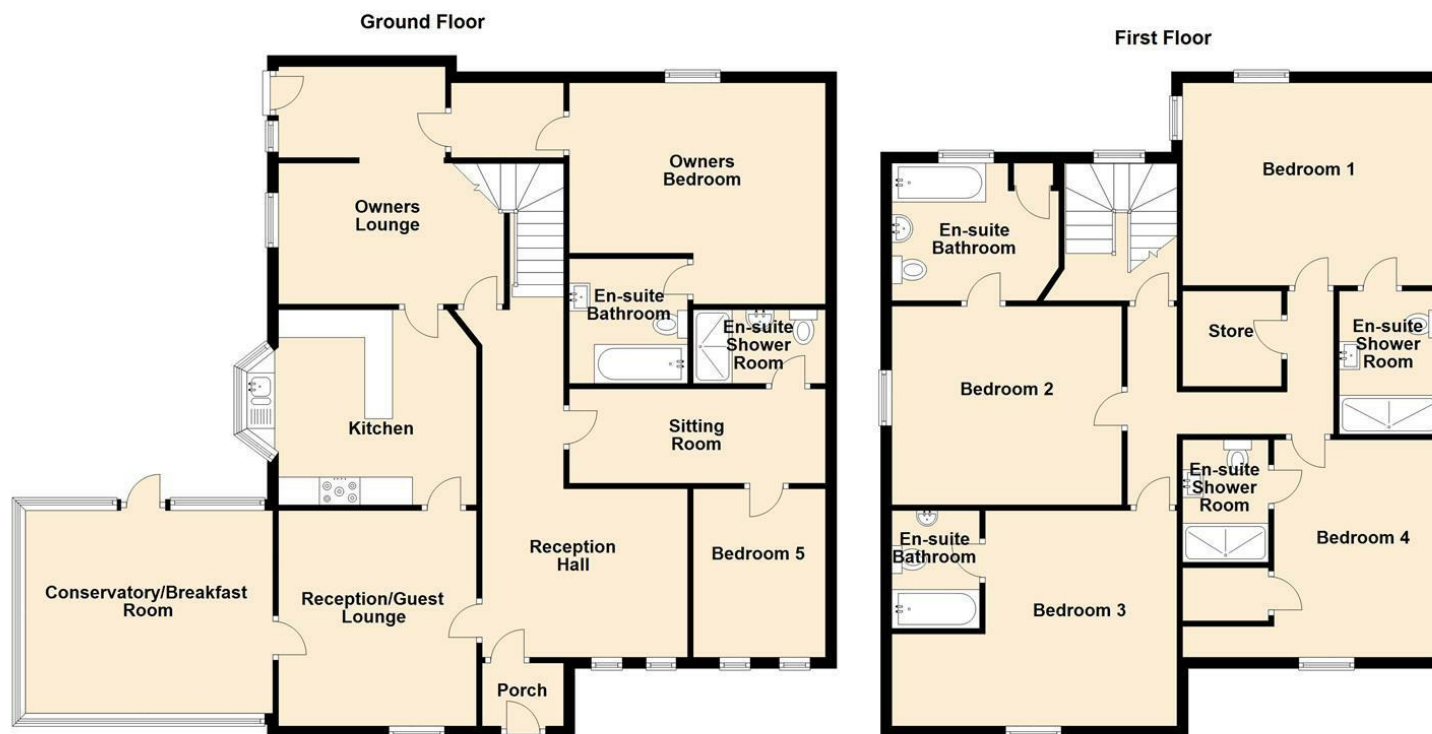
Proof Of Funds

In order to comply with anti-money laundering regulations, Iwan M Williams Estate Agents require all buyers to provide us with proof of identity and proof of current residential address. The following documents must be presented in all cases: **IDENTITY DOCUMENTS:** a photographic ID, such as current passport or UK driving licence. **EVIDENCE OF ADDRESS:** a bank, building society statement, utility bill, credit card bill or any other form of ID, issued within the previous three months, providing evidence of residency as the correspondence address.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		65
(39-54) E	39	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Floorplans are for identification purposes only and not to scale. Where measurements are shown, these are approximate and should not be relied on. Sanitary ware and kitchen fittings are representative only and approximate to actual shape, position and style. No liability is accepted in respect of any consequential loss arising from the use of this plan. Reproduced under licence from William Morris Energy Assessments. All rights reserved.
Plan produced using PlanUp.

These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way of for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendor are to become under any liability or claim in respect of their contents. The Vendor does not hereby make or give or do the Agents nor does the Partner of the Employee of the Agents have any authority as regards the property of otherwise. Any prospective Purchaser or Lessee or other person in any way interested in the property should satisfy himself by inspection or otherwise as to the correctness of each statement contained in these Particulars. In the event of the Agent supplying any further information or expressing any opinion to a prospective Purchaser, whether oral or in writing, such information or expression of opinion must be treated as given on the same basis as these particulars.

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