



Eagles Hotel

Penmachno Conwy LL24 0UG

£355,000

A substantial stone built Bunkhouse/ Hostel and Public House in popular rural village within the Snowdonia National Park.

A superb business opportunity in an area thriving with walkers, mountain bikers, outdoor enthusiasts and visitors.

Superb well established business offering Bunkhouse/Hostel accommodation sleeping 28 in eight private rooms (sleeping either four or two per room). All rooms are centrally heated and have shared bathroom facilities together with full equipped Self Catering Kitchen. Drying Room and secure Canoe or Bike storage facilities.

Ground floor bar and lounge area which are open to the public. Rear beer garden.



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<https://www.iwanmwilliams.co.uk>



Location

Located in the beautiful Machno Valley approximately 2 miles from the Conwy Falls, and 3.5 miles of Betws y Coed. 'Zip' World and Snowdonia Adventure Park are within short travelling distance.

Substantial stone built premises with accommodation over 3 floors, (2 upper floors provide 8 bedroom Bunkhouse accommodation) with 2 showers, 2 W.Cs and bathroom. Owners bedroom self catering dining kitchen and ladies W,C

Ground Floor:

Comprising:

Entrance Reception Hall, Bar Lounge, Separate Lounge, Gents W.C, Rear Kitchen, Cellar for Beer storage, Rear stone and corrugated bike/canoe store, Drying Room and Laundry/ Store Room. Large Beer Garden and grassed area, LPG gas fired central heating. Property is located in a prominent village centre setting and is an ideal place to explore local mountain activities including world class mountain bike trail the Marin track, canoeing on the Conwy, Llugwy and Lledr Rivers, Zip world and Snowdonia Adventure Park.

The Accommodation Affords:
Approximate Measurements Only



Ground Floor:

Reception hall with tiled floor, dado rail.

Bar Lounge:

20'2" x 21'4" (6.15 x 6.51)

2 rooms with square middle archway approximately 30 covers, 2 sash windows to front elevation, window to rear elevation.

Radiator, feature recessed stone fireplace with multi fuel stove. Bar and Gents W.C leading off.

Second Lounge Bar:

22'3" x 14'6" (6.8 x 4.42)

Fireplace surround with slate hearth and lintel, picture rail, large bay window overlooking side, sash window to front elevation, bar area, doorway leading through to:

Kitchen:

Range of stainless steel appliances and units with worktops, commercial extractor fan, central heating boiler, UPVC double glazed door and window leading to rear.

From Main Reception Hall:

Door and staircase leading off to Bunkhouse/ Hostel.

First Floor:

Landing:

Coved ceiling, wall light points.

Bedroom 5:

10'5" x 14'4" (3.18 x 4.38)

Sash window to side elevation, coved ceiling, radiator, built-in cylinder cupboard.

Bedroom 6:

13'5" x 10'5" (4.11 x 3.2)

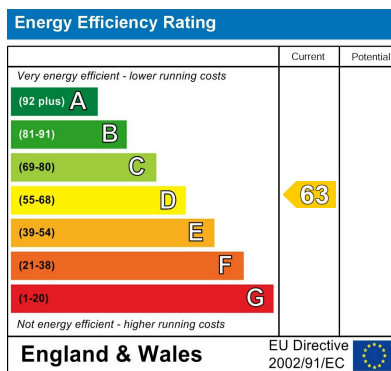
Radiator, built-in shelving and storage cupboards below, double panelled radiator.

Bedroom 7:

16'4" x 8'2" (5. x 2.5)

2 sash windows to front elevation, radiator.





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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