



Cammarch Hotel

Llangammarch Wells, Brecknockshire LD4 4BY

Tenure: Freehold

Price: £695,000

Ref: 94191

SP Sidney
Phillips
Leisure & Hospitality Specialists



Key Features

- Attractive Victorian Country House Hotel
- Set in 2.25 acres
- Four miles of fishing rights
- 15 ensuite letting bedrooms (3 family suites)
- Bar & lounge facilities, 2-section restaurant
- Extensive trade and private riverside gardens

Location

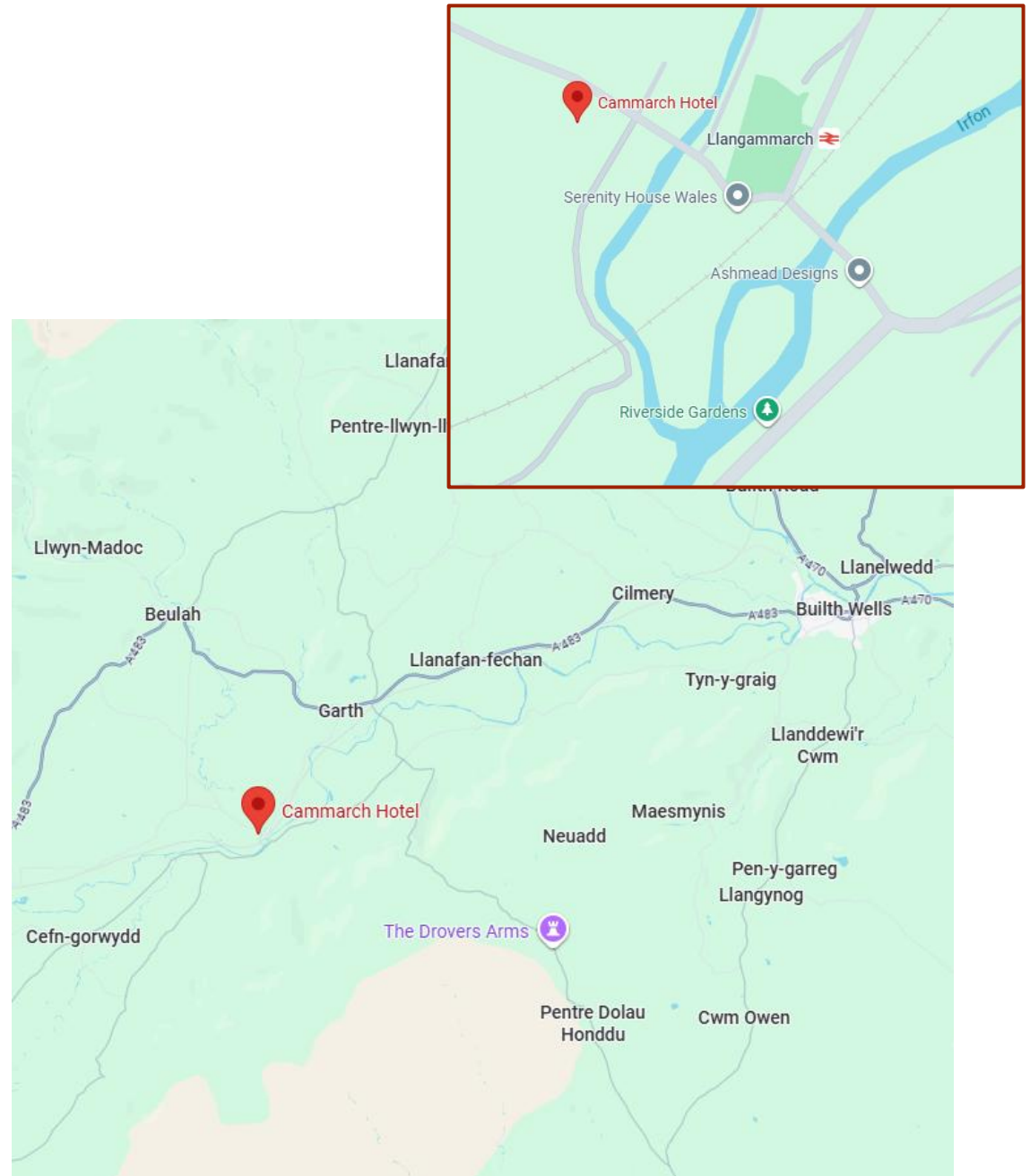
The village of Llangammarch Wells stands in beautiful Mid Wales countryside between the Elan Valley and the Brecon Beacons National Park. It can be found just off the A483 trunk route between the market towns of Llandovery and Builth Wells, the latter being eight miles distant and being renowned as the home of the Royal Welsh Agricultural Showground.

The village itself is sandwiched between two rivers the Cammarch and the Irfon which are popular fishing rivers due to their salmon and trout. The hotel owns four miles of fishing rights on these two rivers.

The Property

The Cammarch Hotel is an attractive and imposing four storey property standing opposite the Parish Church in the heart of the village. It is an extremely well maintained and presented property set in a total of 2.25 acres.

The property is briefly described as follows:



Trade Areas

Located either side of a traditional Victorian hallway off which the staircase runs to the first, second and third floor accommodation. At the end of this linear hallway is a RECEPTION DESK/OFFICE. To one side is the former hotel area but is now a run of rooms converted for the WELLNESS CENTRE and events, the MAIN room which at one time was the principal RESTAURANT for the hotel is now a large LOUNGE, it is 9 metres by 5 metres, has a fireplace with cast iron log burner installed and some loose casual seating.

The CATERING KITCHEN is adjacent, this is 5 metres by 6 metres, it is fitted to commercial standard but probably would need additional upgrading to be utilised for restaurant business rather than just breakfast etc. From the LOUNGE there is double door access into the CONSERVATORY which currently has one large, long refectory style table in the centre of it. This area is 4 metres by 8 metres and also has double door access onto what is an excellent TRADE PATIO at the rear.

On the opposite side of the hallway which had previously been the BAR FACILITIES, this has been split into what is two separate sections, There is a two section LOUNGE and MEETING ROOM, again utilised as WELLNESS ROOMS. The one main section has a feature fireplace, cast iron back fitting, steps up into a SEMI CONSERVATORY AREA because there is a lot of full length glazing at one end. This also has double door access onto rear patio. The former bar areas have had the servery removed and consist of what is an intermediate room which has been positioned. It has wainscoting and is 4 metres square. Adjacent is a TV LOUNGE furnished with sofas etc and 5 metres by 4 metres. Also at ground floor are LADIES' & GENTLEMEN'S TOILETS.

BOOTROOM/CLOAKROOM (3 metres by 6 metres) located to the rear of the hotel with UTILITY ROOM off. For those who like outward bound pursuits it is great for walking in directly from outside, taking off boots and waterproofs as appropriate and letting them dry.





Owners' Accommodation

There is also a FLAT at first floor, a KITCHEN with fitted units, a WC with wash hand basin off landing and a DOUBLE SIZED BEDROOM with feature bay window overlooking the windows and a BATHROOM with suite of wash hand basin, WC, bath with shower over. This has been used as owners/managers flat etc in the past.

Letting Accommodation

The letting accommodation is located at first, second and third floor. Across the three floors are a total of 12 bedrooms, 15 bedrooms with 3 of them being two bedroom suites.

First floor:

Bedroom 1: SUPER KING SIZED ROOM with zip and link bed and EN SUITE SHOWER ROOM

Bedroom 2: SUITE with SUPER KING SIZED MAIN BEDROOM with zip and link bed and there is a separate SINGLE BEDROOM and a shared SHOWER ROOM between the two.

Bedroom 3: SUPER KING SIZED ROOM with zip and link bed and feature fireplace.

Bedroom 4: QUEEN SIZED ROOM with EN SUITE BATHROOM and feature freestanding bath

Second floor:

Bedroom 5: SUITE with a SUPER KING SIZED ROOM with zip and link bed, and a DOUBLE SIZED ROOM only currently furnished with a single bed. There is a shared SHOWER ROOM between the two.

Bedroom 6: SUITE with a SUPER KING SIZED ROOM with zip and link bed, and a SINGLE SIZED ROOM, with a shared SHOWER ROOM.



Bedroom 7: SUPER KING SIZED ROOM with BATHROOM EN SUITE.

Bedroom 8: DOUBLE SIZED room with SHOWER ROOM EN SUITE.

Third floor:

Bedroom 9: TWIN SIZED ROOM with SHOWER ROOM.

Bedroom 10: TWIN SIZED ROOM with SHOWER ROOM.

Bedroom 11: DOUBLE SIZED ROOM (currently furnished as a single) with SHOWER ROOM EN SUITE.

Bedroom 12: DOUBLE SIZED ROOM (currently furnished as a single) with SHOWER ROOM EN SUITE.

External

As previously referred to with access from both the restaurant and the lounge is a feature PATIO GARDEN. There is a KITCHEN GARDEN with timber based workshop and small polytunnel/greenhouses. There are raised borders and a large LAWNED AREA leading down to a POND. The pond stands in an extensive lawned area. The gardens are bordered on one side by the River Cammarch on which the hotel owns its fishing rights as it does in separate beats on the more renowned River Irfon.

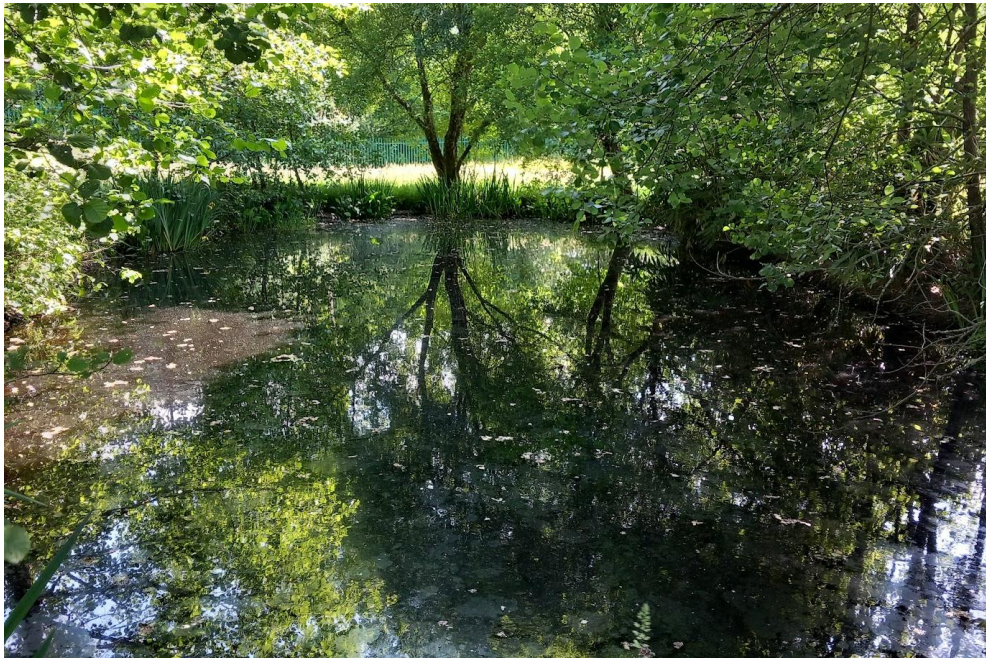
To the opposite side of the Railway Line is a further substantial area of ground which is not utilised or cultivated, but simply an area where the guests can fish on the River Irfon.

There are two separate areas of car parking. Adjacent to the hotel is a hard standing CAR PARK and on the opposite side of the road is a run of four brick built GARAGE UNITS currently utilised purely for storage and the hard standing area provides additional parking. These two areas can cater for in excess of 20 vehicles.









The Business

The property was acquired by our clients in 2023. Initially it was closed whilst quite an extensive refurbishment programme was undertaken, the quality of which will be evident to all who view.

Since opening it operated initially as a wellness centre, but staffing difficulties in rural mid Wales has led to it being operated ad hoc as either a guesthouse or group bookings for private parties.

Tenure & Price

FREEHOLD £695,000 to include goodwill and fixtures & fittings.

Stock at valuation in addition.

No direct approach to be made to the business.

Please direct all communications through Sidney Phillips.

Viewing strictly by appointment only.

Licences

A Premises Licence is held.

Services

All mains services are connected.

An additional private water supply from the well in the centre.

LPG gas for cooking.

Oil fired central heating.

Local Authority : Powys County Council

Rateable Value: £10,000 as of 1 April 2026





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