



Tŷ Mawr

Rhyd Ddu, Caernarfon, Gwynedd LL54 6TL

Freehold £349,000

- Eryri National Park village
- At the foot of Mount Snowdon
- Character mid-terrace property
- Tearoom (20)
- Three letting bedrooms
- Private owners' accommodation
- Offers much potential

Ref: 95879

01512 204879

northwest@sidneyphillips.co.uk

SP Sidney
Phillips



LOCATION

Rhyd Ddu is a small village in Snowdonia, North Wales. It is a starting point for walks up Mount Snowdon (via the Rhyd Ddu path) and is in close proximity to Mynydd Mawr and the Nantlle Ridge. The Rhyd Ddu Railway Station serves the village and is one of the stops on the Welsh Highland Railway between Caernarfon and Porthmadog. The area is steeped in historic Welsh culture with the Sygun Copper Mine, Bedgellert village, Caernarfon Castle and the stunning Llyn Cwellyn Reservoir all close by. The area is hugely popular with walkers, cyclists and water sports enthusiasts who take advantage of the many activities this area has to offer. There is also a pub in the village, the Cwellyn Arms.

The property sits on the A4085 - 10 miles south of Caernarfon, 3.5 miles north of Beddgelert and can be accessed via the A55 from Caernarfon. The Snowdon Sherpa bus serves the village and operates from Caernarfon to Beddgelert, providing access to other National Park destinations.

The property, which is over 200 years old, is of stone construction over two-storeys with a double rear extension. It holds a mid-terrace position under a pitched slate roof. It briefly comprises:

TRADE AREAS

HALLWAY with quarry tile floor, WC and stairs to first floor.

TEAROOMS to the left of the hallway with quarry tile floor, bench and loose seating for 20, stone fireplace with log burner and exposed ceiling timbers. This room is well appointed throughout, offering a cosy and welcoming environment. Offset the tearooms is the OWNERS'/TRADE KITCHEN with original slate flooring, WASH-UP and multiple PREP AREAS, wall and base units, stone fireplace and a good selection of kitchen appliances.

OWNERS ACCOMMODATION

Accessed via the trade kitchen and set over two-storeys, with the ground floor comprising: LOUNGE AREA with slate flooring and French doors leading to private garden.

The FIRST FLOOR has a DOUBLE BEDROOM with carpeted floor and an EN SUITE SHOWER ROOM.

LETTING ACCOMMODATION

Located at first floor, comprising:

ROOM ONE: a DOUBLE with carpeted floor, UPVC windows, mini fridge and EN SUITE SHOWER ROOM, located to the front of the building.

ROOM TWO: a DOUBLE with carpeted floor, UPVC window, located to the side of the building with mountain views. (Note: this room is not currently in use).

ROOM THREE: a DOUBLE with carpeted floor, UPVC window, and a separate BATHROOM, with bath and shower cubicle, located to the side of the building with mountain views.

All rooms are well-appointed throughout with TVs, tea and coffee making facilities and bedroom furniture.

EXTERNAL

Beautifully appointed and well-presented riverside GARDEN with slate chippings, beyond which is a landscaped, lawned area. A small alley to the right-hand side of the property leads to the LAUNDRY FACILITIES and STORAGE SHED. The left-hand side of the building provides access to the front of the property.

No parking is available; on street parking only.

THE BUSINESS

Tŷ Mawr B&B has been operated by our clients since 2007 and they have now decided to place the property on the market in order to retire. Our clients operate the business as a lifestyle venture and have wound the business down in recent years, primarily focusing on the letting rooms. The business offers potential for increased sales by reopening the tearooms or trading as a café, offering evening meals and re-letting the third guest room. There is also potential for the owners' accommodation to be marketed as a short-term holiday let.

Our clients advise that net sales for the 2023 period are in the region of £35,000 per annum, with a 56% net profit. Full trading accounts can be made available upon request and with the consent of our clients. The business presents a wonderful opportunity for an individual or a couple looking for a change of pace in an area that offers the perfect work/life balance. Tŷ Mawr is surrounded by dramatic scenery and an array of outdoor activities.



TENURE & PRICE

FREEHOLD £349,000 to include goodwill and fixtures and 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.

LICENCE

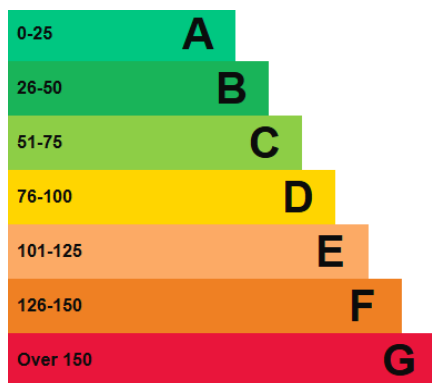
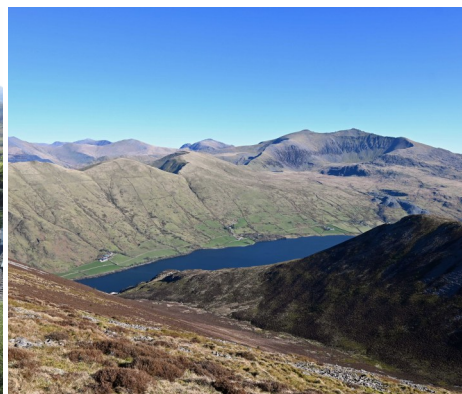
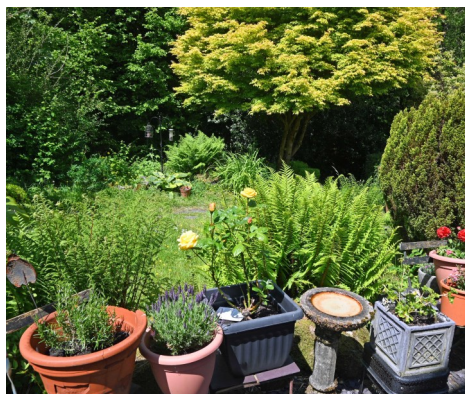
No Premises Licence is held. This is our clients' personal choice.

SERVICES

Mains water, electricity and drainage are connected. LPG.

Local Authority: Gwynedd County Council

Rateable value: £2,650 - the business is subject to Small Business Rate Relief



BUSINESS MORTGAGES

01834 849795

We can help to arrange funding for your purchase of this or any other business.

UTILITY HELPLINE

01432 378690

Some of our clients have reduced their gas and electricity bills by up to 46% using our impartial price comparisons.

EPC Reference: 8551-1690-5336-7078-4367

CONSUMER PROTECTION FOR UNFAIR TRADING REGULATIONS 2008 & BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008 - These particulars are provided only as a general outline of the property and buyers should make their own enquiries to satisfy themselves as to the accuracy of the information given. Neither we nor any person in our employment has authority to make, give or imply any representation or warranty regarding this property. Room sizes and other measurements and capacities quoted are estimates for rough guidance only. Accurate measurements have not been taken.

Sidney Phillips Limited, Shepherds Meadow, Eaton Bishop, Hereford, HR2 9UA Registered in England and Wales: No. 2362635