



Castle Cottage Inn

Ffordd Pen Llech, Harlech, Gwynedd, LL46 2YL

Tenure: Freehold

Price: Offers over £750,000

Ref: 96566

SP Sidney
Phillips

Leisure & Hospitality Specialists



Key Features

- UNESCO World Heritage coastal town of Harlech
- 16th century building
- Seven beautifully appointed letting rooms
- Bar (30)
- Restaurant (40)
- Net sales YE 31st October 2024 £221,347

Location

Harlech is an historical seaside resort within the stunning Eryri (Snowdonia) National Park. It is globally renowned for its imposing medieval clifftop castle, sweeping sand dunes, award-winning beach and world-class golf course.

Castle Cottage Inn is located at the top of the steepest street in the northern hemisphere, Fford Pen Llech, and is located just off Harlech's main high street which features many independent retailers, cafés and local artisanal shops. The property sits facing Harlech Castle - a Unesco World Heritage Site - which offers breathtaking, panoramic views of Tremadog Bay and the rugged peaks of Snowdonia. Harlech Beach and Royal St David's Golf Club are both within easy reach of the property, and Snowdonia National Park's main attractions are also easily accessible. Harlech lies just off the A496 which links to Barmouth to the south and Maentwrog and Porthmadog to the north. Harlech Station serves the town and trains run on the Cambrian Line which has connections to Pwllheli and Machynlleth.

The Property

Castle Cottage Inn occupies two adjoining buildings which date back to the 16th century. One of the buildings is a Grade II listed coach house and both are of brick construction under pitched slate roofs.

The property briefly comprises seven beautifully appointed en suite letting rooms, the Three Greens Aviation Bar and Pattra's Authentic Thai Restaurant. In addition, there is a self-contained, two bedroom owners' apartment.



Trade Areas

Main entrance. To the right is PATTRA'S RESTAURANT which has carpet flooring and seating for 40 covers. The THREE GREENS AVIATION BAR features wood flooring throughout and is split into two sections offering seating for 30. There are dual aspect windows with mountain views and a wood constructed, laminate topped BAR SERVERY with a well-equipped back bar. The walls are adorned with many photos and memorabilia reflecting our clients' 30 years in commercial aviation.

TRADE KITCHEN featuring two preparation rooms. The main kitchen area is fully equipped with catering equipment and appliances. LAUNDRY ROOM. Access to on-level CELLAR.

Owners' Accommodation

To the rear of the building, with private gated access and a car park for three vehicles, is an apartment featuring a LOUNGE, MASTER BEDROOM with en suite, DOUBLE BEDROOM and OFFICE. Enclosed PRIVATE GARDEN.

Letting Accommodation

The accommodation is spread throughout the ground, first and second floors.

On the first floor is a set of RESIDENTS' TOILETS.



Letting Accommodation

FIRST FLOOR - LETTING ROOM 1 '**The Conway**' - a comfortable sized room with built-in wardrobe, a low, beamed ceiling and a generous sized en suite with shower over the bath. Views of the Snowdonia mountains.



Letting Accommodation

FIRST FLOOR - LETTING ROOM 2 '**The Rhuddlan**' - a superior room with an en suite with shower over the bath. Views of the castle and Cardigan Bay.



Letting Accommodation

SECOND FLOOR - LETTING ROOM 3 '**The Caernarfon**' - this is a suite and features a large bedroom, a lounge area with sofa and a spacious en suite with corner bath and shower cubicle.



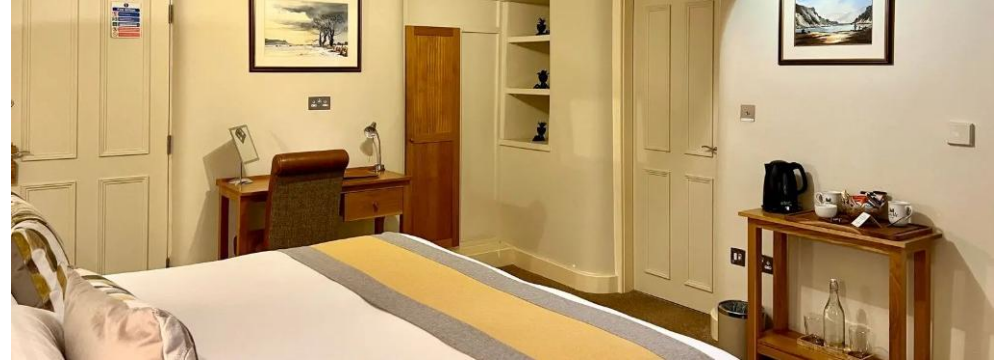
The Coach House

GROUND FLOOR - LETTING ROOM 4 '**Beaumaris**' - this is a junior suite with a large bedroom, a two-seater sofa and a large en suite with bath and separate wet room style shower. Views of the castle and sea.



The Coach House

GROUND FLOOR - LETTING ROOM 5 '**The Criccieth**' - a deluxe room with large bedroom, oak ceiling beams, a sofa and an en suite with shower over the bath.



Letting Accommodation

FIRST FLOOR - LETTING ROOM 6 '**The Dolwyddelan**' - a standard room featuring a high ceiling, a wealth of ceiling beams and an en suite shower room. This room also features the original, 430 year old oak cladding on the wall in the apex.



Letting Accommodation

FIRST FLOOR - LETTING ROOM 7 '**Harlech**' - this is a suite with a lobby, a generous sized bedroom, a three-seater sofa and an suite bathroom with walk-in shower. Views of the castle and Cardigan Bay.





External

Parking to the front of the property for three. Free on-street parking available.

The Business

Castle Cottage Inn is a multi award-winning, five star bed & breakfast in the heart of Harlech. It comprises seven tastefully decorated luxury guest rooms, the contemporary Three Greens Aviation Bar and Pattra's Authentic Thai Restaurant.

The business welcomes guests from far and wide and maintains exceptionally high standards which are evidenced by its favourable reviews from travellers and its excellent ratings across all online platforms.

The business has been awarded a Tripadvisor 'Travellers' Choice Award' and has a 9.6 rating on booking.com. It has also been recognised as one of the 'Top Ten Hotels and Inns in Wales' by The Guardian newspaper.



Our clients currently operate the business for nine months of the year, which leaves scope for increased trade. Furthermore, the bar and restaurant are currently open to the general public on Fridays and Saturdays only; opening more frequently might also generate additional income.

Net sales for the year ended 31st October 2024 are £221,347. Full trading information is available upon request and with the consent of our clients.

In our opinion, this is an exciting opportunity for a family team or chef to acquire a successful and stylish 'turnkey' business in one of North Wales's prime tourist locations.

TUPE regulations will apply.

www.castlecottageinnharlech.com



Tenure & Price

FREEHOLD OFFERS OVER £750,000 to include goodwill, 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.

Licences

A Premises Licence is held for the retail of alcohol.

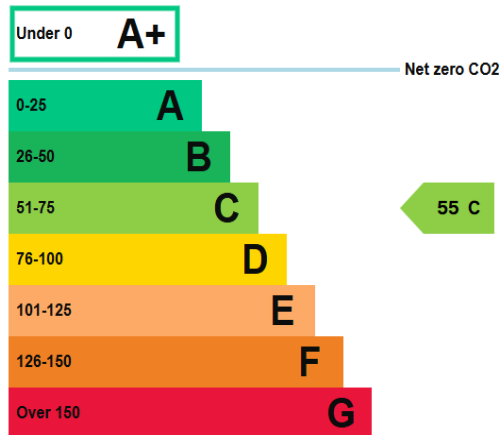
Services

Mains water, electricity and drainage are connected.

LPG gas for the kitchen.

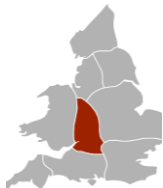
Rateable Value: £14,500 as at 1st April 2026.

Local Authority: Gwynedd Council – 01766 771000.



Certificate 6306-0430-1820-3848-1505





Midlands

01981 250333

midlands@sidneyphillips.co.uk



London & South East

01892 725900

southeast@sidneyphillips.co.uk



Eastern Counties

01522 500059

east@sidneyphillips.co.uk



Yorkshire

01904 793333

yorkshire@sidneyphillips.co.uk



Wales

01981 250333

wales@sidneyphillips.co.uk



North West

01512 204879

northwest@sidneyphillips.co.uk



Northern Counties

01434 607841

north@sidneyphillips.co.uk



Devon & Cornwall

01752 234180

devoncornwall@sidneyphillips.co.uk



Wessex

01460 259100

wessex@sidneyphillips.co.uk



Europe

01892 725900

europe@sidneyphillips.co.uk

Business Mortgages

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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.