



Cammarch Hotel

Llangammarch Wells, Powys, LD4 4BY

Freehold £650,000

- Mid Wales attractive Victorian Country House Hotel
- Set in 2.25 acres
- Four miles of fishing rights
- 12 ensuite letting bedrooms (3 Family Suites)
- Bar and lounge facilities
- Two section restaurant (40)
- Extensive trade and private riverside gardens

Ref: 3026

01981 250333

wales@sidneyphillips.co.uk

SP Sidney
Phillips



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 8 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 Irfin which are popular fishing rivers due to their salmon and trout. The hotel owns four miles of fishing rights on these two rivers. 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

GROUND FLOOR

ENTRANCE/RECEPTION HALLWAY with reception desk and office to its rear.

TWO SECTION BAR AREA with fixed boxed tongue and grooved wall seating and loose traditional chairs and stools. Both areas can accommodate 30 or so customers. There are three separate counters from the CENTRAL SERVERY to both bar areas and the rear LOUNGE. There is a fireplace with beamed lintel over with real effect cast iron log burner installed. The lounge is in two sections again having a conservatory feel to the rear section with glazing on three sides. The room is on split levels, has fireplace with feature cast iron Victorian back fitting. There is easy seating and traditional pub chairs and tables for up to 25 customers seated and direct access onto rear trade garden.

The DINING ROOM/RESTAURANT is in two sections which has capacity for 30/40 diners. The main dining room has feature fireplace with cast iron solid fuel burner installed. The room flows into the CONSERVATORY STYLE SECOND RESTAURANT which also has direct access onto the trade garden which is utilised as an Al Fresco dining area when weather conditions allow.

CATERING KITCHEN of good size with a mixture of domestic and stainless steel catering equipment. UTILITY/LAUNDRY ROOM and GENERAL STORE. 3 section basement BEER CELLAR.

OWNERS ACCOMMODATION

LOWER FIRST FLOOR

DOUBLE BEDROOM with fitted wardrobes and feature bay window overlooking the garden to the rear. BATHROOM with suite of wash hand basin, WC and bath with shower over. KITCHEN with fitted units. Ground floor recently created and extended domestic LOUNGE currently not in use, but purely for storage.

LETTING ACCOMMODATION

There are 12 LETTING BEDROOMS/SUITES providing a total of 16 BEDROOMS. Every bedroom is well appointed

with a full bedroom suite, television, coffee making facilities and EN SUITE or SHOWER ROOM (mostly showers)

FIRST FLOOR

BEDROOM 1 is a double/twin room with zip and link bed and en suite shower room. BEDROOM 2 is a suite of double/twin room with zip and link bed and en suite shower room and a second small twin room with two single beds. BEDROOM 3 is the HONEYMOON SUITE with four poster bed. Feature Victorian fireplace having marble mantel and cast iron back fitting with enamel tiled insets and slate flagged hearth and shower room en suite. BEDROOM 4 is a suite with double/twin room with zip and link bed and en suite bathroom. This room has a LOUNGE AREA.

SECOND FLOOR

BEDROOM 5 is a further suite with double/twin bedroom with zip and link bed and a family bedroom with three single beds. BEDROOM 6 is a family suite with one twin bedroom and a double/twin bedroom with zip and link bed. BEDROOM 7 is a twin/double with zip and link bed and en suite bathroom. BEDROOM 8 is a double with shower ensuite.

THIRD FLOOR

BEDROOM 9 is a double. BEDROOM 10 is a twin/double with zip and link bed. BEDROOM 11 is a double/twin with zip and link bed. BEDROOM 12 is a double/twin with zip and link bed.

EXTERNAL

OUTSIDE

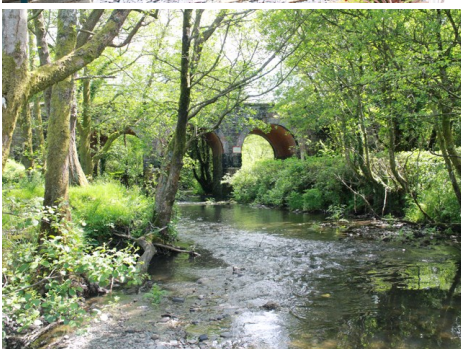
As previously referred to with access from both the restaurant and the lounge is a feature PATIO GARDEN which has a mixture of patio/podium bases for the bench seating and slate shale base. Beyond this is KITCHEN GARDEN with timber based workshop and small polytunnel/greenhouses. There are raised borders and a large LAWNED AREA leading down to a POND. The pond stands in an extensive lawned area which had previously been fenced off to create a small paddock for stock. 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. The garden also has CHILDRENS PLAY AREA with swings. 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.

CAR PARKING

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

Our client acquired the property in March 2021. With the first year of trading, despite the inevitable disruptions of COVID, takings on a relatively unpromoted basis amounted to £100,000 net of VAT, which were split almost equally between the bar sales and hotel accommodation.



TENURE & PRICE

FREEHOLD £650,000 to include fixtures, fittings and goodwill. 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

Under the terms of the Premises Licence the business is permitted to retail alcohol between the hours of 11.00 and 00:00 Monday through to Saturday and 12:00 and 23:30 on Sundays.

SERVICES

All mains services are connected. An additional private water supply from a well in the cellar. LPG for cooking. Oil fired central heating.

Rateable Value: £7,500

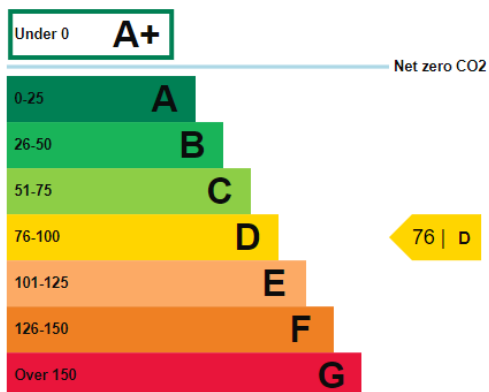
Local Authority: Powys County Council, County Hall
Spa Road East, Llandrindod Wells, Powys, LD1 5LG

Telephone: 01597 827460



Energy efficiency rating for this property

This property's current energy rating is D.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

EPC Reference: 0950-3916-0415-4190-3074

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