



## Sarn Hir, Llanbedr LL45 2LE By Auction £365,000

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An unbelievable opportunity to purchase a Victorian Country House Luxury Hotel & Bar in the popular coastal village of Llanbedr. Hafan Artro has been beautifully refurbished by the current owners who have built up both a local and tourist trade since opening in 2017.

- Victorian Country House luxury Hotel and Bar
- Beautifully refurbished by present owners
- Public bar and dining room
- Prominent location in coastal village location
- Beautiful gardens and parking
- Seven ensuite letting rooms
- Two bedroom owners Private Detached Chalet
- Year round local trade
- Tourist trade 10 months of the year





Hafan Artro was opened in 2017 following a full refurbishment and has firmly established itself as a luxury hotel and bar situated in a high profile location within the popular coastal village of Llanbedr nestling in the South Snowdonia National Park between the beautiful sandy beaches and the rugged Cambrian mountains.

With a modern bar/restaurant, separate dining room, additional lounge/snug, refitted well equipped commercial kitchen, large cold beer storage/cellar area, separate office and outside bar, this beautiful tasteful building successfully blends period features with contemporary style and design. The large landscaped gardens, plus veranda and multiple terraces and patio areas provide plentiful space for additional capacity.

Refurbished to a very high standard, with opportunities to grow the business further, this presents an exciting opportunity to purchase an established business. The bar is open to the public and has both local and tourist trade. The bar, restaurant and exterior tables have 132 covers (52 inside and 80 outside) which are frequently fully booked. The mature gardens are beautiful and have been landscaped to include patio areas and large raised decking and include an outside bar and covered veranda.

With all fixtures, fittings and contents included this is being sold as a "turnkey" solution and there is potential to increase revenue further if desired.

It is located in a high profile position on the main Cambrian Coast Road within the coastal village of Llanbedr which has a strong local community and a thriving tourist trade which extends for up to 10 months of the year.

### Reception Hall

Stylish and welcoming reception area with tiled

floor, picture stained glass and deep bay windows. A feature wooden staircase leads to the first floor accommodation and doors lead on to the dining room, guest lounge/snug and bar. Also, a disabled toilet with baby changing facility and also ladies bathroom with multiple wc.

### Bar

The spacious bar area is warm and welcoming and french patio doors open onto the covered veranda, patio and gardens. It has 24 covers and is tastefully decorated with period features and contemporary fixtures and fittings. The area has a modern yet period feel with feature Victorian fireplaces and welcoming flame effect fire. Just though the bar is the gents with multiple facilities.

### Dining / Breakfast Room

With 16 covers and beautiful bay window to the front plus built in counter and display unit to rear, this room allows for a more formal and intimate dining experience for residents and the public.

### Guest Lounge/Snug

With dual windows looking out to the front and side of the hotel and period features. This cosy snug can also be used as an additional dining area.

### First Floor Accomodation

There are 5 ensuite letting rooms and a large linen/laundry room located on the first floor. Two staircases lead up to the second floor accommodation.

### Ensuite Room 1

Beautiful double with private ensuite shower room and village views from the windows to the front and side.

### Ensuite Room 2

A spacious room with lovely courtyard and garden views, period style fireplace and private ensuite shower room.



### Ensuite Room 3

A lovely double room with courtyard and garden views, period fireplace and private ensuite shower room.

### Ensuite Room 4

With views to the front of the hotel this double room has a private en suite and also an adjoining door to Room 5 which means this can be made into a family room if required.

### Ensuite Room 5

With lovely courtyard views and private ensuite with corner bath and shower over, this room has an adjoining door to Room 4.

### Second Floor Accommodation

There are two staircases leading to the second floor where there is further accommodation. The second floor accommodation has vaulted ceilings, exposed beams and characterful windows.

### Ensuite Room 6

A large family room with beamed ceiling, feature windows to the front and roof light to the rear. With built in storage and ample space for a double bed and settee. Stunning bathroom with free standing claw footed bath, double shower cubicle, low level WC and hand basin set in vanity unit. Panelled and tiled walls and roof light window.

### Ensuite Room 7

A further large double bedroom with windows to the front, roof light windows to the rear and beamed ceiling. Shower room with white suite consisting of low level WC, hand basin and shower cubicle. With beamed ceiling and feature window to the front.

### Games Room

A standalone purpose built timber building housing a pool table and darts area.

### Owners Chalet

This comfortable two bedroom chalet comes complete with open plan kitchen/lounge/diner and patio doors opening onto the chalet's private garden area. There are two good sized double bedrooms, a separate bathroom and additional area to the principal bedroom which is currently used as a utility and storage but could be an ensuite. There is decking immediately outside, a hot tub and a small garden room. Enclosed by fencing, this is a totally private area which can be accessed from the public garden or has its own private entrance.

### The Office

Located in a quiet spot in the garden, this large office space has room for a minimum of two desks and is characterful with vaulted ceiling and windows to front and rear.

### Ancillary Areas

There is a very large and well equipped commercial kitchen with separate cooking, preparation, storage, refrigeration and freezer areas. Cold beer store/cellar area, further storage, preparation and service areas. Separate laundry room to ground floor and additional linen and laundry room to first floor. Ladies, Gents and separate disabled toilet and baby changing facilities.

### Exterior

The hotel is surrounded by a beautiful original veranda which leads on to patio seating areas to the front and side and a large courtyard to the rear accessed from the bar and having its own outside bar area. The courtyard leads to tiered patio and decking areas with glass balustrade leading onto landscaped lawns with a backdrop of trees, bushes and shrubs. A pathway leads to the office and through a gated entrance to the entirely private owner's chalet. There is a large stone chipped and landscaped car park to the front of the hotel



(approximately 25 spaces) and a separate side driveway for deliveries and bins tucked away from customer views.

### **Additional Information**

There is full CCTV and fire alarm system. Hafan Atro has been fully refurbished and improved by the current owners and has oil fired central heating. The hotel and bar are still up and running but not at full throttle. There are no staff to furlough as those remaining after the owner and family leave are on zero hour contracts. Should a buyer prefer, the owners will shut the hotel down with immediate effect so it can be relaunched by the new owners.

There is a grade 2 listed milestone at the edge of the property set alongside the E side of the A496 at the S end of the village of Llanbedr Broad, irregularly shaped milestone bearing the inscription: HARLECH / III / M / 1765. The stone has been set into a modern mortared rubble wall.

### **Non Domestic Rates**

Business rates are payable annually, the owners received a 50% discount for the 2022/23 financial year through the Hospitality and Leisure business rates relief scheme.

### **Fixtures/Fittings and Contents**

The sale of Hafan Artro is to include all furniture, fixtures, fittings and contents with the exception of any personal belongings.





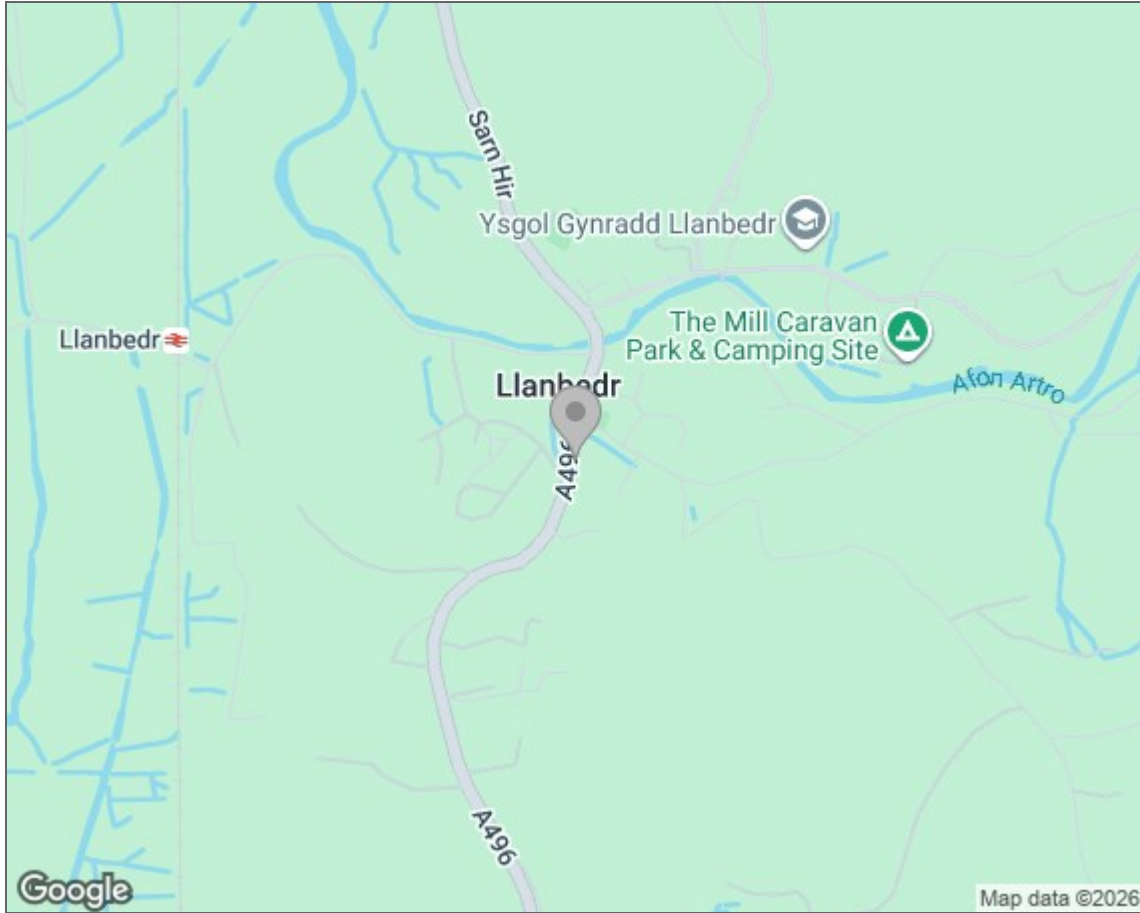












Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

#### MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

#### THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

