



Bron Eifion Country House Hotel

CRICCIETH • LL52 0SA



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Porthmadog (5 miles) • Caernarfon (17 miles) • Bangor (30 miles)
Wrexham (85 miles) Chester (90 miles)
(all distances are approximate)

“Grand country house hotel in close proximity to the Llyn Peninsula and Eryri National Park.”

Key Features

Grand, Grade II Listed, Country House Hotel situated on the outskirts of Criccieth.

Panoramic views of the Llyn Peninsula and Eryri National Park.

17 Individually designed bedrooms with separate staff accommodation and proprietor's bungalow.

Popular wedding venue with capacity for up to 150 guests.

Set within a 5 acre site.

Profitable business with value-add opportunities.

Planning consent for 3 self contained holiday chalets.

Freehold





DESCRIPTION

The property is a magnificent Grade II listed stone property that was constructed in 1883. It has been crafted from local stone and has a predominately pitched slate roof. The hotel has been maintained to a high standard and has remained under the same ownership and management of the same proprietors for 20 years.

The property is detached and arranged over change to basement, ground and two upper floors. It provides an open plan reception area with a lounge, the Llechwedd Room, bar, Garden Restaurant, 17 individually designed bedrooms, staff accommodation and a separate three bedroom bungalow currently used for proprietors accommodation.

The current owners have extended the Food & Beverage offering to include the Garden Restaurant. This has created a space perfect for hosting functions and private events, solidifying the hotel's reputation as one of the North's foremost wedding venues.

LOCATION

Bron Eifion is a grand Country House Hotel set in approximately 5 acres of landscaped gardens on the outskirts of Crickieth. The gardens provide panoramic views of Cardigan Bay on the Llyn Peninsula, which is often referred to as 'The Pearl of Wales on the Shores of Snowdonia'. The Llyn Peninsula is an AONB providing some of the best scenery in Wales with almost 100 miles of coastline.

Eryri National Park (Snowdonia) is Wales' largest National Park, covers a total of 823 square miles and is home to over 26,000 people. Eryri's landscape is steeped with culture, history, and heritage attracting nearly 4 million people every year. This guarantees trade throughout the summer season and all year round.

HISTORY

The hotel is steeped in history with ornate pine paneled walls, stone pillars, and a captivating gallery landing adorned with a beamed vaulted ceiling. It was built in 1883-5 by John E Greaves, millionaire owner of the Llechwedd slate quarries at Blaenau Ffestiniog and developer of Porthmadog as a slate distribution center. The property was designed by himself and his wife, and was first occupied in 1885. It is now a Country House Hotel and has had the same proprietors since 2006.

ACCOMMODATION

The hotel comprises of 17 individually designed en-suite bedrooms. A breakdown of the room types can be seen below.

ROOM TYPE	SLEEPS
Four Poster Suite	1
Deluxe King Room	7
Classic double/ twin Room	8
Family Room	1
TOTAL	17

STAFF ACCOMMODATION

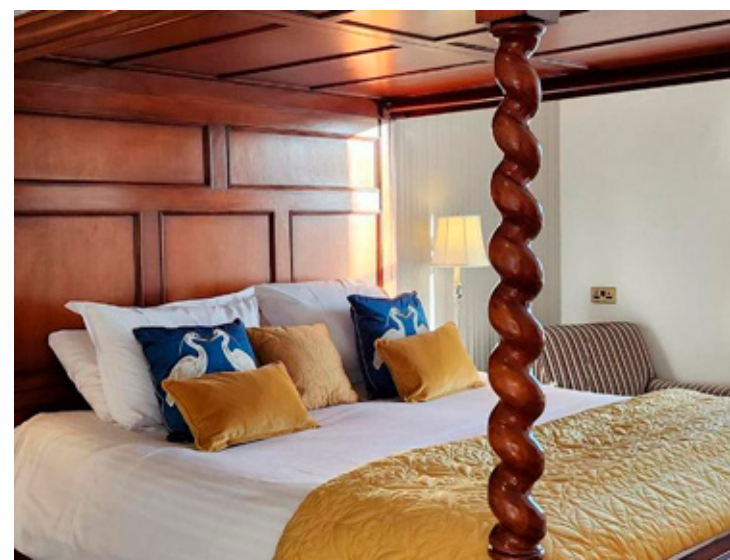
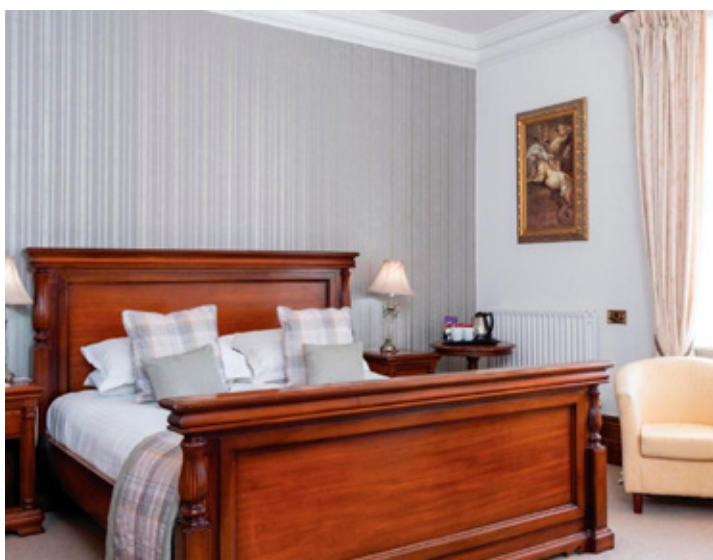
There are three chalets which sleep 6 people and two static caravans that sleep 4 people which are currently used as staff accommodation.

There is also a bedroom located on the second floor which is currently used as a staff bedroom.

BUNGALOW

There is a detached bungalow situated adjacent to the Hotel, which is currently being used as proprietors accommodation and is part of the sale. It provides stunning views of the Hotel gardens and Cardigan Bay which is a short walk from the property.

The property is arranged over the ground floor and comprises a hallway, an open-plan lounge and dining area, with patio doors leading onto a private balcony, as well as a separate paved patio and enclosed gardens. Furthermore, there is a modern fitted kitchen, a separate utility room, three generously sized bedrooms, with the master bedroom featuring an en-suite bathroom, family bathroom, an office, and a storage cupboard.





FOOD AND BEVERAGE

Bron Eifion provides the Llechwedd Room which has capacity for up to 24 covers and provides casual dining facilities in the day.

The Garden Restaurant provides a more formal dining experience with capacity for up to 150 covers. It also offers panoramic garden views.

WEDDINGS

Bron Eifion is a popular wedding venue and is one of North Wales most beautiful, exclusive use venues.

The Llechwedd Room is licensed for weddings for up to 24 guests and The Garden Restaurant is licensed for wedding parties of up to 150 guests.

Alternatively, these rooms can be used for christenings, wakes, family gatherings or corporate dinners.

EXTERNAL AREAS

The site extends to approximately 5 acres and features manicured gardens and woodland. It provides a winding driveway that guides guests from the main road to a gravel car park accommodating approximately 25 vehicles with two EV charging points.

There is a Victorian Veranda which runs off the Garden Restaurant that provides outdoor seating for approximately 80 covers. Adjacent, is a stone patio furnished with tables and chairs which provides another separate outdoor seating area.

The lawns are well maintained and comprise a pagoda which can be used as a licensed venue for civil ceremonies.

The gardens also provide two helipads.

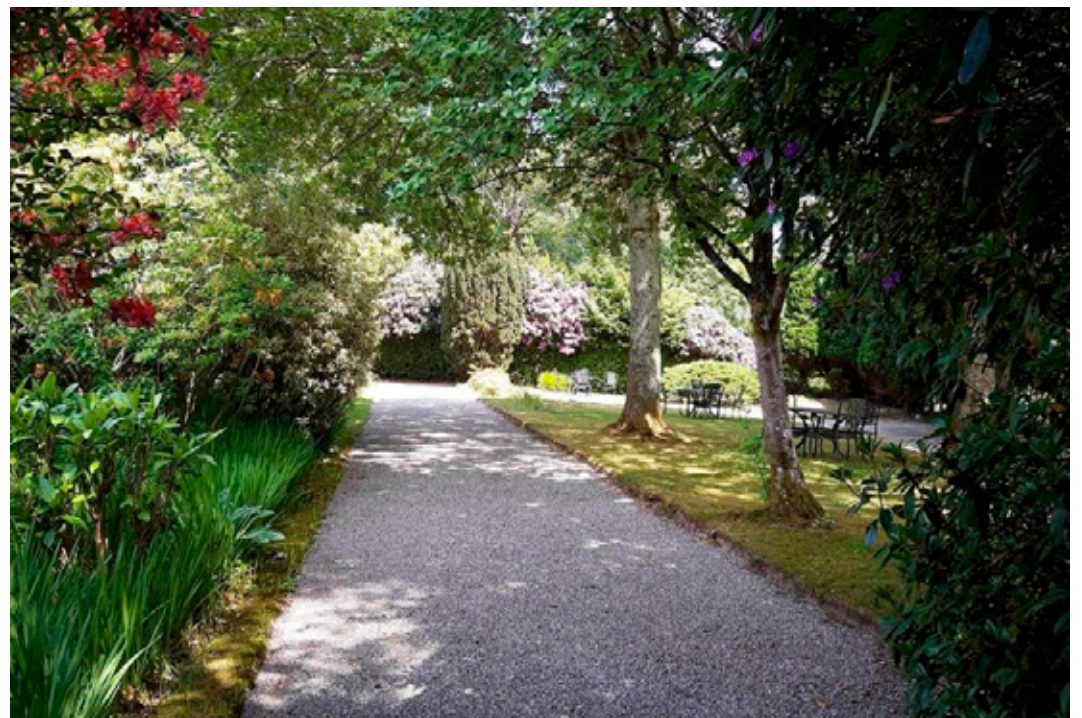
VALUE ADD OPPORTUNITIES

Planning consent was granted in May 2022 to build three self-contained holiday chalets in the grounds adjacent to the main hotel.

The current owners run the hotel as a "lifestyle" business and therefore it only trades 5 days a week and is closed for a minimum of 6 weeks in December and January. It is estimated that per year there are 131 days where the hotel is not trading. This creates opportunity to increase revenue and EBITDA.

THE BUSINESS

Accounts for the period ended December 2022 – £685,767 (turnover) and adjusted trading profit £256,664 EBITDA. Further trading information can be made available to bona-fide parties upon completion of a non-disclosure agreement.





GENERAL INFORMATION

Services

We are informed that the property is connected to mains drainage, water and electricity. Sewage is connected to a septic tank.

Planning

All planning enquiries should be directed to Criccieth Town Council - (01766) 523294

Tenure

Freehold.

Price

Price on Application.

Energy Rating

Hotel - C – 75.

Bungalow – D - 66

Anti-money Laundering

In accordance with the Money Laundering Regulations, the purchaser will be required to provide full proof of identity, address and funding prior to an offer being accepted and solicitors being instructed.

VAT

Should the sale of the property or any right attached to it be deemed a chargeable supply for VAT purposes, such tax will be payable by the purchaser in addition to the sale price.

Rateable Value

The hotel is listed in the 2023 rating list with a rateable value of £31,000. The National Standard Multiplier for England and Wales for 2022/23 is £0.499.

What Three Words location

///indicated.skyrocket.fenced

Viewings

Strictly by appointment with Savills. Prior to making an appointment to view we recommend that you discuss any particular points which are likely to affect your interest in the property with Savills.

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