

COMMERCIAL

Einion House, Friog, Fairbourne, LL38 2NX

OIRO £375,000

Freehold



Walter Lloyd Jones
LAND & ESTATE AGENTS



Details



Details



Substantial 4 storey property

7 letting rooms, 6 en-suite

Excellent location, viewing highly recommended

Guest Lounge

Bar Area

Dining Room

Views to rear over countryside and coast

Beautifully presented gardens

Owners accommodation to lower ground floor

Current EPC Rating E

Einion House is an impressive four-storey property, currently operating as a successful bed and breakfast with 7 letting rooms, 7 of which are en-suite.

Situated in the heart of the picturesque village of Friog, the property enjoys outstanding rear views over open countryside towards Barmouth and the Llyn Peninsula. Beautifully maintained and presented in excellent condition, the accommodation is highly versatile, offering the option to continue running as a full B&B or adapt the layout to suit personal requirements. The current owners use the lower ground floor studio as their private living space.

Awarded a 4* rating by Visit Wales, this substantial 18th-century property features well-appointed guest rooms, most with sea views, and high-quality facilities throughout. Its location is ideal, with the coast at Fairbourne just a short walk away, offering additional amenities including a mainline railway station, convenience store, fish and chip shop, and cafés.

Accommodation

Ground Floor – Entrance hallway, cloakroom/WC, dining room, kitchen, and a sitting room with bar.

Lower Ground Floor – Accessible from the rear or via an internal staircase, comprising hallway, sitting room leading to bedroom, bathroom, workroom, and laundry room.

First Floor – Landing, three en-suite bedrooms, and a further bedroom/laundry room.

Second Floor – Landing, three additional en-suite bedrooms.

This property offers a ready to run business set in an excellent location, early viewing is strongly recommended to appreciate all that Einion House has to offer.

The vendors would be willing to discuss the business element of the property with any interested parties, during a viewing.

Tenure: Freehold

Entrance Hallway <i>w: 2.07m x l: 2.86m</i>	Door to front, 2 windows to front, 2 windows to side, ceiling downlights, radiator, quarry tiled floor.
Cloakroom/WC <i>w: 1.43m x l: 0.94m</i>	Window to front, low level W.C., wash hand basin, radiator, quarry tiled floor.
Dining Room <i>w: 4.15m x l: 5.37m</i>	Window to front, window to rear with far distant views towards Barmouth, door to rear, exposed beams, picture rail, wall lights, open feature fireplace with exposed slate lintel housing a multifuel stove on a slate hearth, radiator, carpet.
Kitchen <i>w: 2.61m x l: 3.48m</i>	Window to rear, 9 wall units, 7 base units under worktops, tiled splash backs, 1 1/4 stainless steel sink and drainer, circular stainless steel sink, integral double oven with ceramic hob and extractor hood above, space for dishwasher, space for undercounter freezer and 2 under counter fridge's, radiator, cushion flooring.
Inner Hallway <i>w: 1.8m x l: 3.52m</i>	Window to front, understairs storage, door leading to lower ground floor accommodation, staircase to first floor landing, radiator, carpet.
Sitting Room <i>w: 5.23m x l: 5.86m</i>	Window to front, 2 windows to rear with views towards Barmouth, coved ceiling, picture rail, open feature fireplace with multifuel stove with a slate hearth. Bar Area with counter space with 1 base unit below and space for under counter fridge, enamel sink and drainer, 2 radiators, carpet.
First Floor Landing <i>w: 1.78m x l: 3.53m</i>	Window to front, radiator, carpet.
Bedroom 1 <i>w: 3.19m x l: 2.61m</i>	Window to front, coved ceiling, radiator, cushion floor.
Bedroom 2 <i>w: 3.22m x l: 2.94m</i>	Window to rear with views towards Barmouth and Llyn Peninsular, coved ceiling, radiator, carpet.
En-suite <i>w: 1.82m x l: 1.71m</i>	Window to rear, fully tiled shower cubicle with mains shower, extractor fan, low level W.C., pedestal wash hand basin, mirror and shaver with lights and socket above, built-in wardrobes, radiator, cushion floor.
Inner Landing <i>w: 2.72m x l: 0.7m</i>	Carpet.
Bedroom 3	
Entrance Vestibule <i>w: 2.72m x l: 1.45m</i>	Radiator, carpet. Opening into:
Bedroom <i>w: 4.1m x l: 2.68m</i>	Two windows to rear with views towards Barmouth and Llyn Peninsula, radiator, carpet.
En-suite <i>w: 2.73m x l: 1.39m</i>	Window to rear, fully tiled shower cubicle with mains shower, extractor fan, low level W.C., pedestal wash hand basin, mirror with shaver socket and light above, radiator, cushion flooring.
Bedroom 4	Two windows to front, built-in wardrobe, radiator, carpet.

w: 4.05m x l: 2.38m

En-suite w: 2.65m x l: 1.47m	Window to front, fully tiled shower enclosure with mains shower and shower curtain, low level W.C., pedestal wash hand basin, mirror with shaver socket and light above, radiator, cushion flooring.
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Second Floor

Landing w: 3.77m x l: 0.78m	Two windows to the front, access to loft, radiator, carpet.
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Bedroom 5

Entrance Vestibule w: 3.22m x l: 2.52m	Carpet
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Room 1 w: 3.22m x l: 2.52m	Window to front, radiator, carpet.
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Room 2 w: 3.23m x l: 2.77m	Window to rear with sea views and views towards Barmouth and Llyn Peninsula, radiator carpet.
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En-suite w: 1.85m x l: 1.82m	Window to rear, fully tiled shower cubicle with electric shower, extractor fan, pedestal wash hand basin, low level W.C, mirror with shaver socker and light above, radiator, cushion flooring.
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Bedroom 6 w: 3m x l: 4.44m	Window to rear with sea views and views towards Barmouth and Llyn Peninsula, radiator, carpet.
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En-suite w: 1.92m x l: 1.12m	Fully tiled shower cubicle with electric shower, extractor fan, pedestal wash hand basin, low level W.C, mirror with shaver socker and light above, radiator, cushion flooring.
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Bedroom 7 w: 3.71m x l: 5.76m	Two windows to rear, with sea views and views towards Barmouth and Llyn Peninsula, access to loft, radiator, carpet.
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En-suite w: 2.68m x l: 1.71m	Window to front, panelled bath with tiled splash backs, with electric shower above, extractor fan, pedestal wash hand basin, low level W.C., mirror with shaver socket and light above, radiator, carpet.
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Lower Ground Floor

Entrance Hallway w: 2.2m x l: 2.48m	Door to rear, radiator, laminate flooring. Steps up to Inner Hallway.
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Studio

Snug w: 3.15m x l: 2.75m	French doors, to rear leading to garden, shelving, radiator, laminate flooring, cupboard housing central heating boiler, opening into:-
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Bedroom 8 w: 2.9m x l: 2.26m	Exposed beam, radiator, carpet.
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En-suite w: 1.44m x l: 1.99m	Panelled bath with fully tiled walls with mains shower and mixer shower attachment, pedestal wash hand basin with mirror and shaver socket above, low level WC, wall unit,
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radiator, cushion flooring.

Utility Room

w: 2.09m x l: 2.55m

Window to rear, corner stainless steel sink, space for washing machine and tumble dryer, 2 wall units, space for freezers, radiator, laminate flooring.

Workroom

w: 3.42m x l: 2.01m

Window to rear, exposed beams, radiator, carpet.

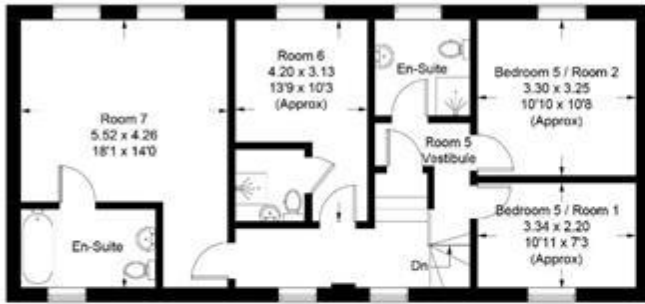
Outside

To the rear of the property lies a generous lawned garden, complemented by well-stocked borders featuring a variety of plants. A raised decking area offers attractive views over the open fields beyond, while additional raised patio and gravelled seating areas provide further space for relaxation and outdoor entertaining.

Within the garden, there is also a practical insulated storage shed/workshop with power and lighting, together with the oil tank.

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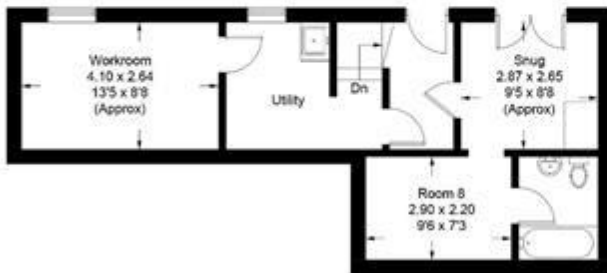
Approximate Gross Internal Area = 260.8 sq m / 2807 sq ft



Second Floor



First Floor



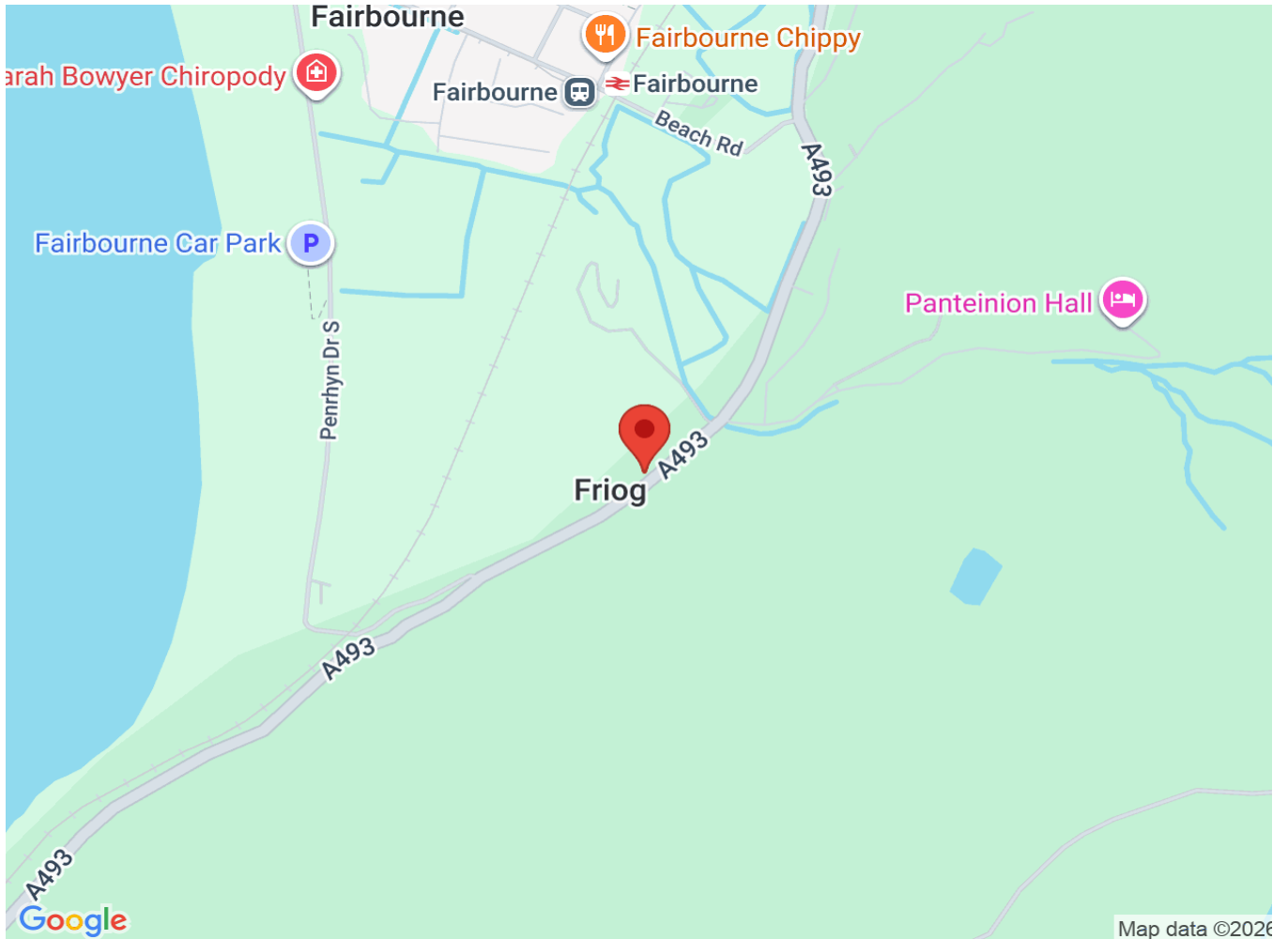
Lower Ground Floor

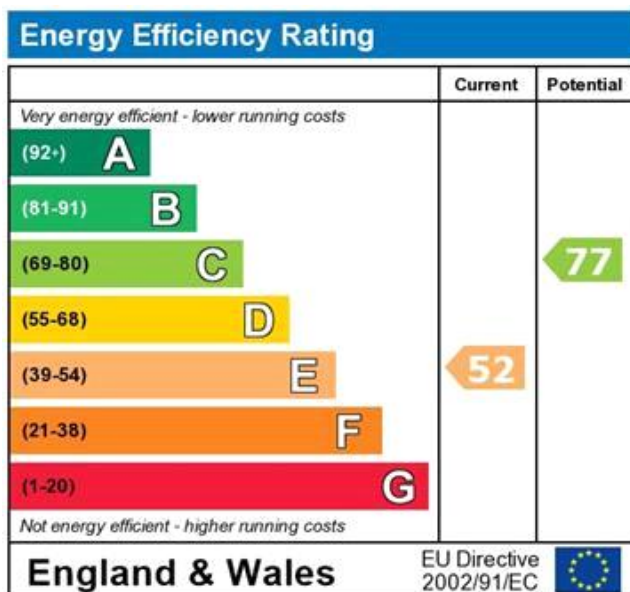


Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1242069)

Location





The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Fixtures & Fittings

The Agents have not tested any apparatus, equipment, fixtures, fittings or services, so cannot verify that they are in working order, or fit for their purpose: neither have the Agents checked the legal documents to verify the boundaries or the freehold/leasehold status of the property. The buyer is advised to obtain verification from his or her solicitor or surveyor. All measurements are approximate and should not be relied upon when ordering carpets etc.

Before making an Offer

To comply with Money Laundering Regulations, we require the following to be submitted BEFORE putting forward an offer to the Vendor.

- Proof of identification: i.e. passport or photo driving licence.
- Evidence of Address: utility bill, bank statement, credit card statement (must be within 3 months), council tax demand.
- Evidence of Funds: evidence to show how the funds have been obtained, such as a mortgage offer or bank statements.

If you have queries regarding the above, please do not hesitate to contact us.

VIEWING: Strictly by appointment through the agents
PROPERTY REF: CS0067

Messrs. Walter Lloyd Jones & Co Ltd. and the Vendors of this property, whose Agents they are, give due notice that the particulars set out here are for the general guidance of intending purchasers and do not constitute any part of offer or contract. The particulars aim to comply with the Property Misdescription Act. The details, therefore omit any descriptions of a subjective nature or any which are not matters of fact and prospective purchasers are advised to view the property to satisfy themselves as to such matters.

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