



## Castellor Boutique Bed & Breakfast

Castellor, Cemaes Bay, Anglesey, LL67 0ND

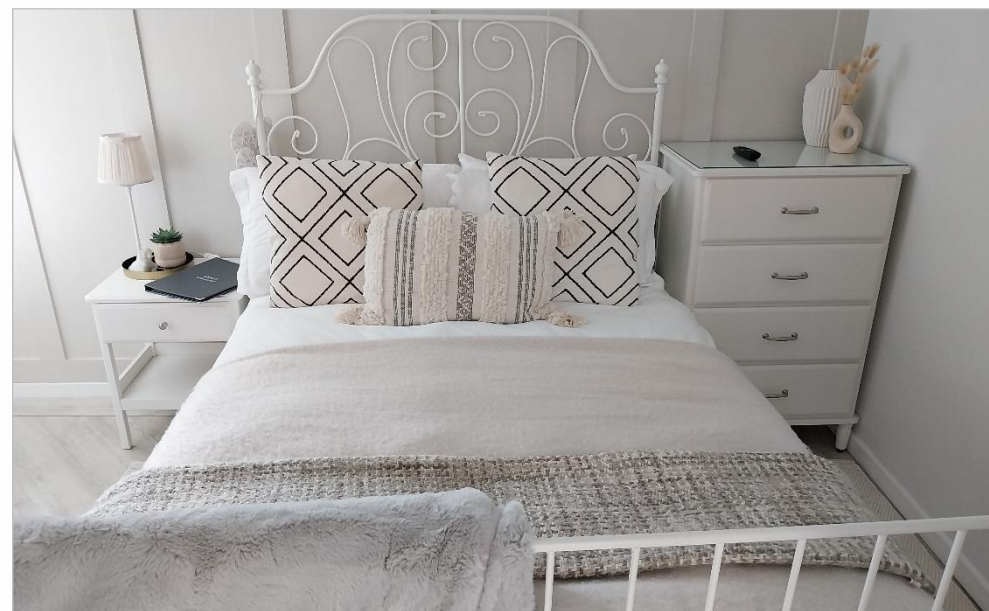
**Tenure - Freehold**

**Guide Price - £875,000**

**Fleurets**<sup>F</sup>  
Leisure Property Specialists

## Summary

- Well presented 8 bedroom boutique guest house
- Fully refurbished
- Stunning views across Camaes Bay
- Private owners' accommodation
- Gardens, summerhouse and car park
- [www.cemaesbandb.com](http://www.cemaesbandb.com)







## Description

Detached 2 storey property beneath a pitched slate roof with rendered and painted elevations and a single storey addition.

Well designed to take advantage of the spectacular views. There is an integrated garage for 1 private vehicle.

Gardens surround the building with tarmac parking for up to 5 vehicles to the front and further space for 2 vehicles at the rear.

## The Business

Our clients purchased the property in 2019 and immediately undertook major refurbishments and decorated throughout.

The business is open all year round apart from 2 weeks in November and 3 weeks in December. Currently our clients choose to operate the business on a bed and breakfast basis only and on a 2 night minimum stay. For the majority of the season trading only utilising 3 of the letting bedrooms.

Business is derived from all over the UK and also overseas. During our client's period of ownership, a large proportion of repeat business has been established.

## Accommodation - Letting Accommodation

There are 5 rooms on the ground floor, comprising the following:

Bay – Double with e/s shower

Wave – Double with e/s Jack and Jill bathroom shared with Dune

Dune – Single

Harbour – Double e/s shower

Cove – King size e/s shower

On the first floor are two suites:

Meadow – King size bedroom with seating area and e/s bathroom.

Seashore – 2 bedrooms with 1 king size, seating area, balcony with outstanding views together with e/s bathroom.

There is a further bedroom which is currently used by our client for therapy treatments.

## Public Areas

Hallway/Guest Reception

Guest Lounge and dining area, with stunning views over the bay.

Set out for dining for approximately 12 covers on upholstered seats to tables.

The Atrium has a flagged floor and a pitched ceiling. It is an additional lounge area for guests.

## Ancillary Areas

Kitchen -Domestically equipped to a good standard.

Laundry Room.

Cloakroom.

## Owner's Accommodation

Comprising; double bedroom, well sized lounge, bathroom & kitchen. Utility/boiler room, storeroom, office and second bedroom.

## External

Wrap around decking area leading to the Summerhouse which has a lounge, shower room and storage room.

Private garden area with decking and area laid to lawn.

## Tenure

Freehold.

## Fixtures & Fittings

The Fixtures & Fittings that remain on the premises at the time of completion will be included in the sale. Any third party owned items, such as beer raising and cellar cooling equipment, branded items, gaming machines etc, will be excluded. An inventory will not be provided. The vendors will not be required to remove any such items that remain on the premises.

## Planning

The property is not listed nor within a Conservation Area.

The property was previously a residential dwelling and thus could also be considered as a house subject to planning approval.

## EPC

The property has an EPC rating of E.

## Services

We are informed that the premises benefit from all mains electric, water and drainage. Oil fired central heating. LPG is used for cooking.

## VAT

All prices quoted and offers made shall be deemed to be exclusive of VAT and VAT will be added where applicable. In most cases VAT is reclaimable. Prospective purchasers should consult their accountant for professional advice in this respect.



## Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers (including Tenants). Prospective purchasers will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

## Finance & Insurance

If you would like to take advantage of the knowledge and experience of a selection of firms who specialise in providing finance and insurance for licensed properties contact your local Fleurets office. A phone call may help to provide you with terms and/or cover, which best fits your requirements



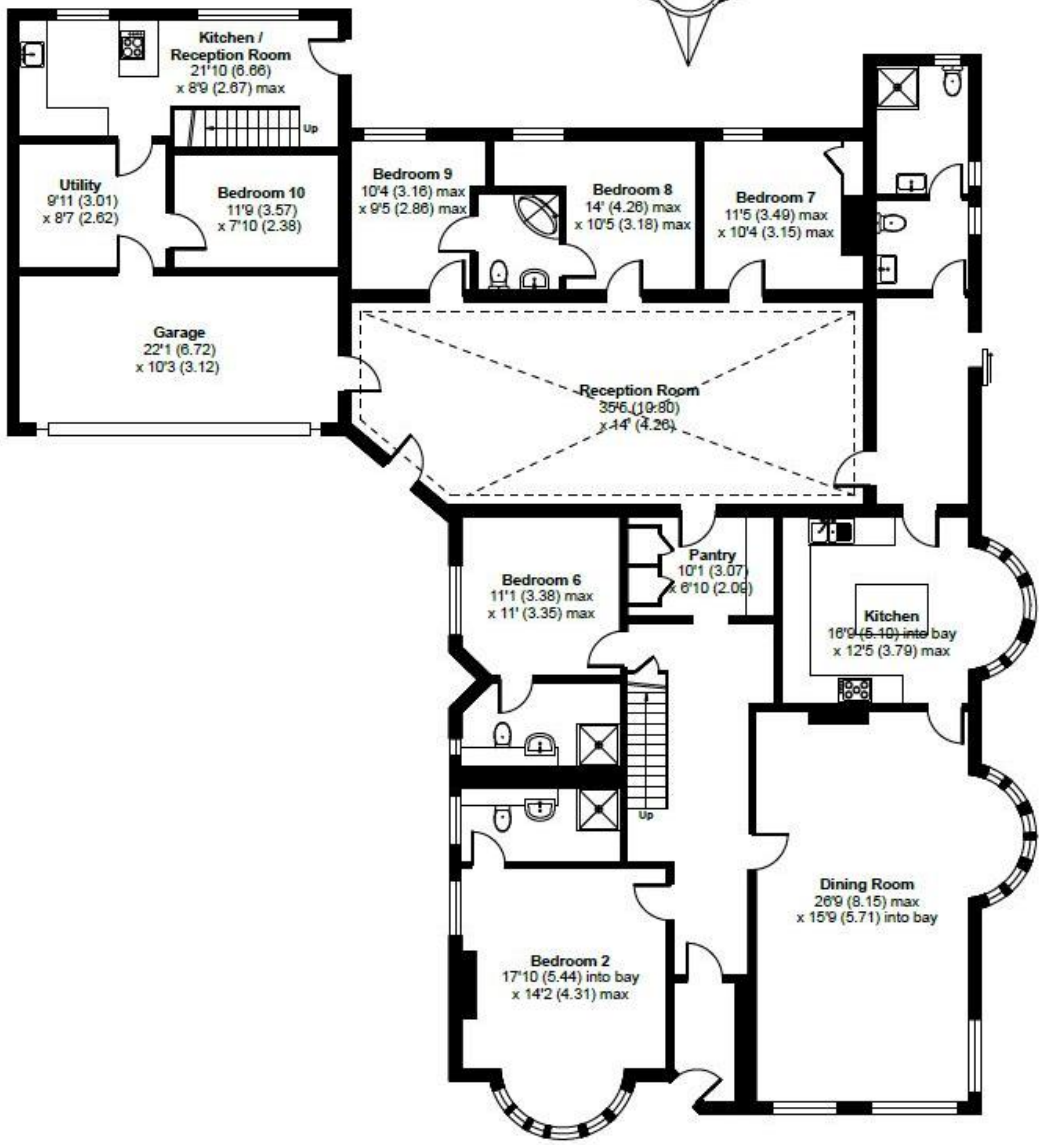




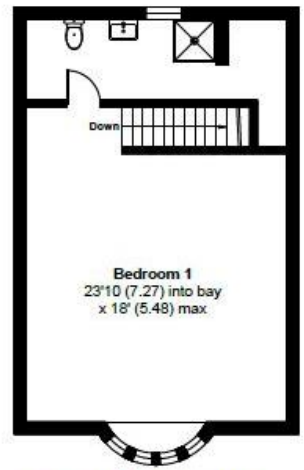


Approximate Area = 4178 sq ft / 388.1 sq m  
 Limited Use Area(s) = 412 sq ft / 38.2 sq m  
 Garage = 226 sq ft / 20.9 sq m  
 Outbuildings = 307 sq ft / 28.5 sq m  
 Total = 5123 sq ft / 475.7 sq m

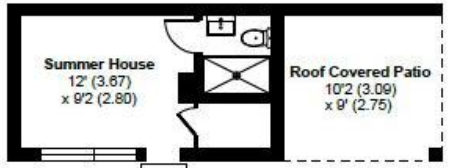
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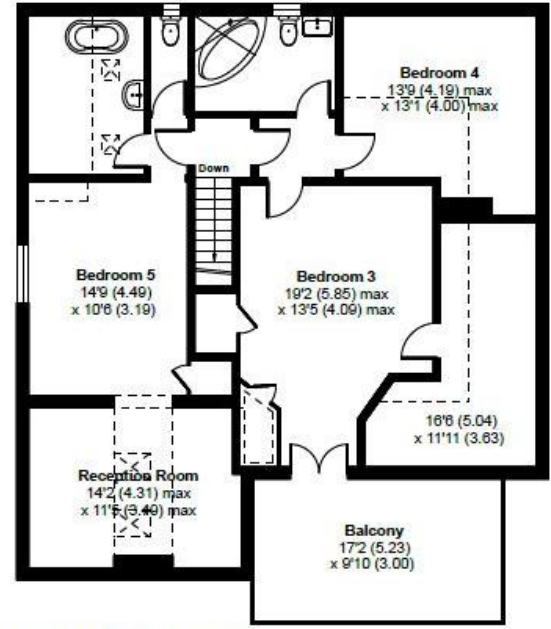
GROUND FLOOR 2887 SQFT



FIRST FLOOR 2 513 SQFT



OUTBUILDING 1 / 2 252 SQFT



FIRST FLOOR 1 1193 SQFT

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Fleurets Limited. REF: 1330575 © nichecom 2025.



For further information please log onto [fleurets.com](http://fleurets.com) or give Alistair a call.



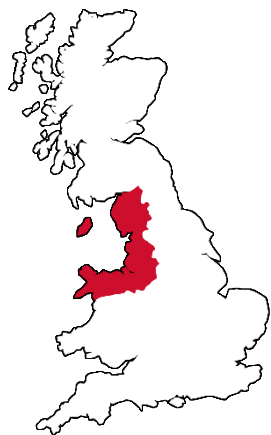
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