



MORRIS  
MARSHALL  
POOLE

**The Blue Bell Inn,**  
Llangurig, Llanidloes, Powys, SY18 6SG  
**Asking Price: £375,000**

Located in the village of Llangurig between Llanidloes and the university town of Aberystwyth The Bluebell Inn is a substantial 16th Century Grade II Listed Public House and Inn, Boasting nine letting rooms and a popular bar and restaurant, the property is a perfect opportunity for prospective buyers looking to enter into the hospitality sector. The property is perfectly positioned between the A44 and the A470 taking full advantage of holiday makers and commuters visiting Mid Wales.

The business has been successfully run for over 17 years, building a positive local reputation.

The accommodation comprises:

**Entrance Hall** with access to the Dining Room and Bar.

**Lounge Bar** offering a spacious room with flagstone floors and exposed beams centred around a cast iron range set within the fireplace, giving a real cosy, traditional feel to the bar. Access through to the **Morning Room** with access to the bar, internal door to the Guest House section of the building. **Games Room** with ample space for a pool table, darts board and additional seating. **Ladies and Gentleman's WC's**.

**The Restaurant** provides seating for 22-24 people, with original floorboards and beams, as well as dual aspect windows letting in an abundance of natural light. A further Dining Area being the **Breakfast Room**, provides additional seating, leading to the **Commercial Kitchen** comprising a range of base units and stainless steel worktops, oil fired AGA stove with ovens, additional double electric oven with ceramic hob, fryers, grill and hot plate warmer. The Kitchen opens through to a **Freezer/Preparation Room** with large fridges, freezers, stainless steel worktops and storage space. **Laundry Room** completes the commercial element of the property.

**The Guest Rooms** are accessed via a separate **Hall** with tiled floor and staircase to the first floor. **Guestroom (1)** a triple bedroom which benefits from an **Ensuite Shower Room** and ample space within the room including built-in wardrobes, and vanity unit with inset basin.

On The first floor provides access to the majority of guest rooms.

**Bedroom (2)** offers a good sized double room, with built-in wardrobe.

**Bedroom (3)** provides a quadruple room with bunk beds and double bed, dual aspect windows, built-in wardrobes and **Ensuite Shower Room**.

**Bedrooms (4), (5) & (6)** are single rooms, each with a pedestal washbasin.

**Bedroom (7)** with Ensuite Shower Room, offers a spacious room with built-in wardrobe and washbasin.

**Bedroom (8)** is a further room with **Ensuite Shower** and built-in wardrobes.

**Bedroom (9)** is a twin room which concludes the letting rooms, also with an **Ensuite Shower Room**.

A separate **Shower Room** and **WC** are available on the first-floor landing.

The **Owner's Accommodation** extends to a Laundry Room, Living Room, Kitchen, Lounge and Three/Four Bedrooms with its own Bathroom and WC.

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- Grade II Listed 16th Century Inn
- Well positioned between Aberystwyth, Rhayader & Llanidloes
- Successfully run for over 17 years
- Guest House, Restaurant & Public House
- Extensive Carpark with development potential
- 9 Letting Rooms plus Owners Accommodation
- Beer Garden, Garage & Wood Store
- EPC - C (75) Exp 27.09.2028





**OUTSIDE** The rear of the property comprises of an extensive tarmac carpark, with ample space for approximately 50 vehicles. The carpark previously had planning permission for two dwellings, which has now expired, offering development potential subject to the necessary permissions. Beer garden, garage and wood store.

**SERVICES** Mains electricity, water and drainage. Oil fired central heating.

**N.B.** The services, appliances and flues have not been tested and no warranty is provided with regard to their condition.

**FLOOD RISK (PER NRW)**

Flooding from Rivers – Very low risk – risk less than 0.1% chance each year.

Flooding from Sea – Very low risk – risk less than 0.1% chance each year.

Flooding from surface water and small watercourses – Very low risk – risk less than 0.1% chance each year.

**BT & BROADBAND CHECKER**

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

**COUNCIL TAX** Band ‘B’ (Owners Accommodation).

**BUSINESS RATES** Rateable Value: £6,550 (1st April 2023).

**TENURE** Freehold. Land Registry Number: CYM57435.

**DIRECTIONS** From our office Llanidloes proceed on the A470 towards Llangurig. On reaching the roundabout take the second exit and proceed into the village. The property is a short distance on the right hand side opposite the Church.

**What3words: inversion.tightest.yell**

**VIEWING & NEGOTIATIONS** All interested parties are respectfully requested to communicate directly with the Selling Agents.

**MONEY LAUNDERING REGULATIONS** On putting forward an offer to purchase you will be required to produce adequate identification to prove your identity within the terms of the Money Laundering Regulations (MLR 2017 came into force 26th June 2017). Appropriate examples: Passport or Photographic Driving Licence and a recent Utility Bill.

**MORTGAGE SERVICES** Should you decide to use the services of the Mortgage Advice Bureau, you should know that we would expect to receive a referral fee of £250.00 from them for recommending you to them.

**Ref: 2024/S HE 08/2024**







