

Kings Youth Hostel,
Islawrdref, Dolgellau, LL40
1TB

Offers Over £799,000

Freehold



Walter Lloyd Jones
LAND & ESTATE AGENTS



Details





Details

5 bedroom staff/owners accommodation

Thriving, long established business

Scope to expand on the current set up

8 letting bedrooms, with 42 beds in total

Stunning location in foothills of Cader Idris

Set within approx. 6.41 acres

Owners accommodation on site

Viewing highly advised

Commercial EPC rating C

Kings offers the perfect combination of a welcoming family home and a thriving, long-established business.

Nestled in the heart of Eryri (Snowdonia) National Park, the hostel is surrounded by breath-taking mountains, serene lakes, winding rivers, and abundant wildlife.

Set within its own wooded ravine on the lower slopes of Cader Idris, the property enjoys an outstanding location. Its grounds feature a camping field, ancient woodland, a river with a bridge and island, and a beautiful mountain stream with natural pools, perfect for a refreshing swim. The grounds extend to approximately 6.41 acres in total.

Accommodation currently includes 8 letting bedrooms (42 beds in total), with one currently under refurbishment, to include en-suite and kitchenette and a spacious 5-bedroom family/staff residence, providing the opportunity to live on site if desired.

Well maintained throughout, Kings benefits from double glazing, LPG central heating, and an economical, eco-friendly thermal heat store system.

All fixtures, fittings, and furniture are included in the sale, together with any future bookings, ready for you to step in and start living the lifestyle. The property is also fully licensed.

The current vendors are happy to discuss accounts of the business with genuine interested buyers.

The property offers excellent flexibility, with property being able to be used as either commercial for guests or staff, or residential, with the split being up to the owner.

The opportunity to purchase Kings Hostel provides an exciting opportunity to relocate and run an excellent business within this beautiful part of Wales, viewing is highly recommended.

Location

Islawrdref lies about 4.5 miles from the heart of Dolgellau, set in the foothills of the Cader Idris Mountain Range. Surrounded by breathtaking rural scenery, it offers a peaceful and picturesque setting.

The ancient market town of Dolgellau sits within an area of outstanding natural beauty set in the Southern Snowdonia National Park, at the foot of the Cader Idris mountain range. Dolgellau is an excellent base for walkers and outdoor pursuits. The town provides a small cottage hospital, primary & secondary schools, a tertiary college as well as restaurants, pubs, library, rugby & cricket clubs and is within 10 miles of the coast

and 6 miles of a main line railway station.

Council Tax Band: A - £1,534.13

Tenure: Freehold

Parking options: Driveway, Off Street

Garden details: Enclosed Garden, Private Garden

Electricity supply: Mains

Heating: LPG

Water supply: Private Spring

Sewerage: Septic Tank

Non-residential rateable value is £7,500. 2025 bill after reliefs, is £639.

MAIN HOUSE	
Entrance Hall	Door to front, radiator, notice boards, quarry tiled floor.
Office <i>w: 2.1m x l: 1.8m</i>	Window to side, back office area, reception hatch, parquet flooring.
Lounge <i>w: 6.66m x l: 5.05m</i>	Window to side, 2 windows to front, solid fuel stove which also does hot water, 2 radiators, fitted bookshelves, parquet flooring.
Corridor	Storage cupboard, payphone booth, quarry tiled flooring.
Drying Room	Large walk-in room with radiator, oil radiator and dehumidifier.
Self Catering Kitchen <i>w: 5.04m x l: 5.98m</i>	Stainless steel worktops, 2 gas stoves, 1 electric oven, 2 fridges, stainless steel double sink and double drainer, extractor fans, radiator, fire exit, ceramic tiled floor.
Cloakroom	2 WCs, wash hand basin, radiator, ceramic tiled floor.
Staircase	Wood panelling, carpet.
Landing	Storage cupboard, carpet.
Bedroom 1 <i>w: 3.22m x l: 5.07m</i>	Window to front and side, wash hand basin, radiator, carpet.
Bedroom 2 <i>w: 3.3m x l: 5.08m</i>	Window to front, storage cupboard, wash hand basin, radiator, carpet.
Bedroom 3 <i>w: 3.35m x l: 5.18m</i>	Wash hand basin, radiator, window to front, carpet.
Bathroom	Two showers, 2 WCs, 2 wash hand basins, radiator, fire escape exit, vinyl flooring.
Water Processing Plant	3.5 tonne water storage, thermostatic frost protection, 4 x pump sets, filter system, digital dosing pumps.

Out Building	With 13a power supply.
Utility Room	Stainless steel sink and drainer, washing machine, tumble dryer, storage shelves, radiator.
Corridor	Leading back to office.
Dry Store	Food storage area, quarry tile flooring.
Commercial Kitchen	Stainless steel worktops, commercial stove, stainless steel double sink, fridge, chest freezer, radiator, quarry tile flooring.
Dining Room	2 x original fireplace, 2 x radiator, wood panelling, patio door onto garden, parquet flooring.
Staircase	Radiator, carpet.
Landing	2 x radiator, fire escape exit, carpet.
Bedroom 4	Dual aspect wood burning stove, stone and slate fireplace, 2 x radiators, fitted carpet.
Bedroom 5	Feature window, radiator, carpet.
Bedroom 6	Fitted cupboard, radiator, carpet.
Bedroom 7	Loft hatch, radiator, carpet.
Bathroom	Bath with shower over, WC, wash hand basin, storage cupboard, extractor fan, radiator, vinyl flooring.
Bedroom 8	Dual aspect, 2 x radiators, carpet.
Bathroom	Large window, bath with shower over, WC, wash hand basin, radiator, vinyl flooring.
ANNEXE	Situated a short distance from the main house, with its own off road parking located to the front.
Bedroom 9 <i>w: 5.63m x l: 3.94m</i>	Door to side, 2 windows to front, skylight, tongue and groove ceiling, wash hand basin, radiator, carpet, door to en-suite.
En-suite <i>w: 1.73m x l: 0.73m</i>	WC, Velux window, cushion flooring, separate shower.
Bedroom 10 <i>w: 3.88m x l: 5.58m</i>	Window to side, window to front, 2 wash hand basins, carpet, radiator, step up to:-
En-suite <i>w: 1.78m x l: 0.6m</i>	WC, window to side, quarry tiled flooring, separate shower cubicle.
Bedroom 11 <i>w: 3.9m x l: 5.44m</i>	Two windows to front, skylight, radiator, 2 wash hand basins, carpet.
En-suite	Velux window, WC, separate shower cubicle.

Bedroom 12

Two windows to front, 2 wash hand basins, radiator, carpet.

w: 4.16m x l: 5.42m

En-suite

WC, window to rear, separate shower cubicle.

w: 0.78m x l: 1.49m

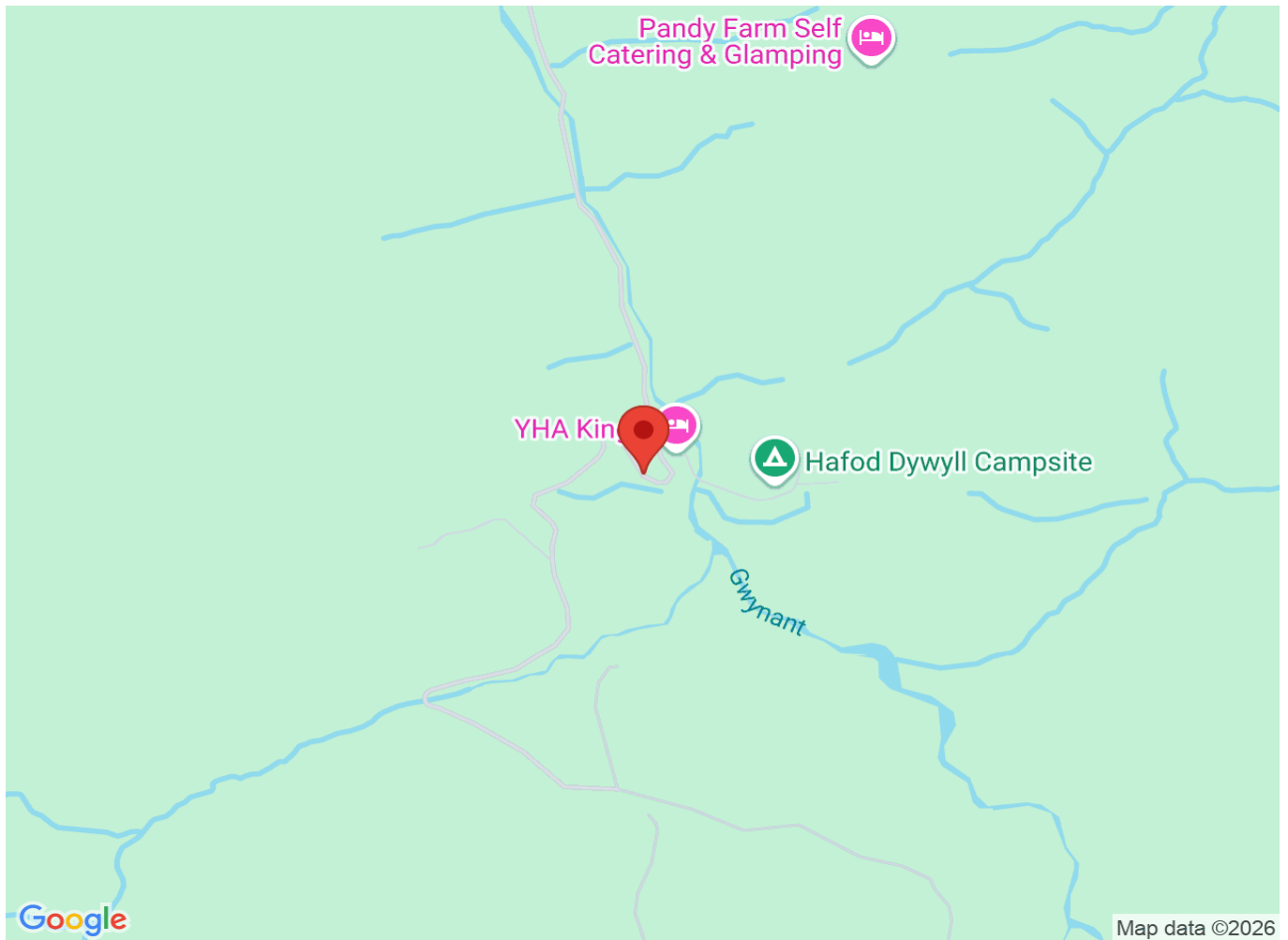
Bedroom 13

(Under refurbishment) and to include bedroom, bathroom and kitchenette / lounge area.

Outside

The grounds extend to approximately 6.41 acres and include a charming lawned area to the front of the property, ideal for camping or easily adaptable as a garden. From this area, there is direct access to the river that meanders through the land, creating a tranquil and picturesque backdrop. The remainder of the grounds features ancient woodland, complete with a small island at the river's centre. There is also potential, should the new owner wish, to enhance and develop the outdoor space for private use or for guests.

Location





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.

COUNCIL TAX BAND:	A - £1,534.13
VIEWING:	Strictly by appointment through the agents
PROPERTY REF:	RS3143

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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