

# For Sale

Upon instructions of a private client

**LANDWOOD  
GROUP**



## West Arms, Llanarmon Dyffryn Ceiriog, **Llangollen**

### **16<sup>th</sup> Century Inn, with 14 letting bedrooms**

- Incredible opportunity to acquire a lovingly restored and beautiful, Grade II Listed 16<sup>th</sup> Century Inn, nestled in the Ceiriog Valley with stunning views across the hills
- Located around 10 miles to the south of Llangollen
- Benefitting from a lounges, snug, restaurants, function suites, 14 letting bedrooms and a large beer garden/external entertaining space
- The property has been extensively upgraded, but has scope for further improvement to the letting bedrooms to made this a fantastic opportunity for growth and development.
- Available immediately with Vacant Possession

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## Location

The West Arms is located in Llanarmon Dyffryn Ceiriog, a village in the county of Wrexham and within 10 miles of Llangollen, Chirk and Oswestry. The village is an excellent base to explore the stunning Welsh countryside and walks around the Ceiriog Valley. The location is ideal for a destination pub and boutique hotel, as well as being accessible from nearby towns for dining and drinks. The area is also popular in shooting season, which provides a good level of trade in the winter months.

## Description/Accommodation

Originally a farmhouse built in the 16<sup>th</sup> Century, the property later became an inn and has been extended over the years. The property now provides a boutique public house with rooms, completed to a high standard. The property has been developed and invested in to create a cosy, country pub with beautifully appointed public areas.

The property also benefits from four dining rooms, three lounge/bar areas and a cosy snug/reception with inglenook fireplace. There is also a newly fitted catering kitchen and well-maintained bar areas and cellars.

There are 14 letting bedrooms, offering king, super king or suite accommodation, all with en-suite bathroom or shower room. The property offers terrific scope for further improvement to the letting bedrooms, to make this a real opportunity to enhance on the investment potential.

Externally, the gardens have been developed to provide a combination of grass and gravelled seating areas, which provide views across the Valley and could also be used for events and functions.

## Tenure Information

The premises are held under a freehold title, under title number CYM736847.

## Tenancies

Available with vacant possession.

## Business Accounts

Available upon request.

## VAT

All figures quoted are exclusive of VAT which may be applicable.

## Legal Costs

Each party will be responsible for their own legal costs.

## Price

Offers around £800,000

## EPC

This property has an EPC rating of D.

## Viewings

Strictly by appointment.

### Helen Jude or James Ashworth

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Reception and Snug



Restaurant



Lounge



Guest bedroom



Guest Bedroom



Garden and Views