




16TH CENTURY INN WITH 14 LETTING ROOMS FOR SALE ON BEHALF OF LIQUIDATORS

LANDWOOD
GROUP

West Arms, Llanarmon Dyffryn Ceiriog, Llangollen

Asking £575,000

-  Incredible opportunity to acquire a lovingly restored Grade II Listed 16th Century Inn
-  Nestled in the Ceiriog Valley with stunning views across the hills
-  Located around 10 miles south of Llangollen



CONTACTS

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The DESCRIPTION

Originally a farmhouse built in the 16th 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.

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.

The property is available immediately with vacant possession.



The ACCOMMODATION

The property 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.



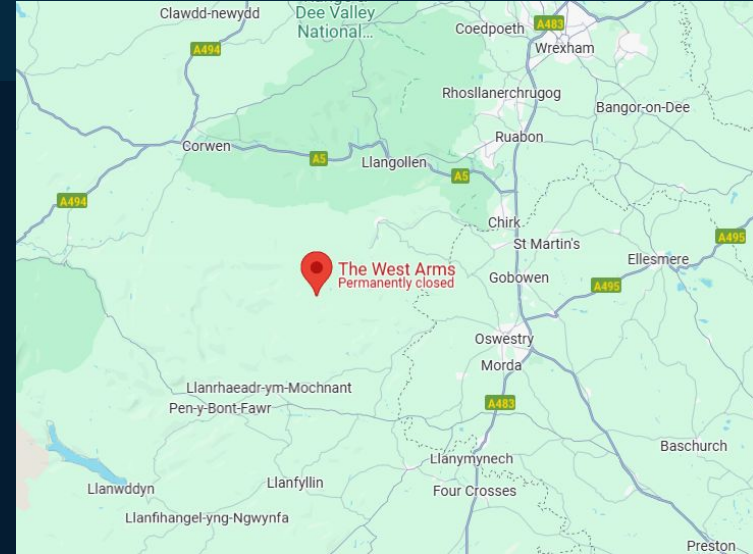
The SURROUNDINGS

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.



TENURE INFORMATION

The premises are held under freehold title under number CYM736847.

TENANCIES

Available with vacant possession

EPC

The West Arms Hotel- D. Expires September 2025.

LEGAL COSTS

Each party will be responsible for their own legal costs.

VAT

All figures quoted are exclusive of VAT which may be applicable

PRICE

Offers in the region of £575,000 for the vacant freehold interest

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VAT

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VIEWINGS

Strictly by appointment.

AMY SELFE

Associate Director

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Llanarmon Dyffryn Ceiriog, Llangollen, LL20

Approximate Area = 9744 sq ft / 905.2 sq m

WC = 34 sq ft / 3.1 sq m

Total = 9778 sq ft / 908.3 sq m

For identification only - Not to scale

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