

Ref: SD 2175

Investment For Sale - £1,275,000

Cym-Y-Glo, Gwynedd



St Davids Commercial are pleased to announce a 30-acres estate for sale, situated in the idyllic Snowdonia Area, near Llanberis.

FOR SALE
£1,275,000 FOR SALE

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Our clients own Dol Helyg Farm House, and barn and the bungalow together with circa 30 acres of land. The site has a café, stables, owner cottage, outbuildings and a further business which is being relocated after more than 20 years in occupation. The investment property has massive potential subject to the usual planning consents for outdoor activities, horse-riding, camping, goods yard, storage.

Two 5-bedroom holiday barn conversions which comfortably yield circa £70,000, presently in the hands of Sykes.

Two 5 Bedroom holiday cottages with private gardens, 3 bedroomed owners' cottage with private garden. There are 8 stables and livery.

THE FARM HOUSE

Converted in 2005 to a very high standard.

Two superb, stone-built, detached properties, situated in the grounds of the owners' 30-acre livery yard, on the edge of the village of Llanrug, just 2 miles from the Snowdonia town of Llanberis. Providing quality accommodation for large groups of friends and families alike, these lovely holiday homes offer mountain views to the front, five bedrooms, all of which are en-suite, and patio garden areas, ideal for alfresco dining.

THE BARN

A delightful, stone-built barn conversion with eco-friendly solar powered underfloor heating, five en-suite bedrooms, each with a TV and a large sitting room with wood burner and charming picture window with views over the courtyard.

THE BUNGALOW

The owners house comprises of a family kitchen, with a good range of floor and wall units, as well as stunning views of Snowdonia mountain. The living area has French doors leading into a private garden. The owner accommodation includes three bedrooms, one on the ground floor and two bedrooms upstairs.

WORKSHOP

Steel framed construction attached to the shop and activity area. Totalling circa 2500 square feet.

ACTIVITY ROOM

The activity room is capable of seating up to 80 people. It contains tables suitable for seating small and large groups. The activity room opens directly to the shop and café area.

SHOP

The shop has wood panelled ceilings, 3 windows, a wide variety of hand built wooden shelving units. A separate entrance that leads in from an outside grassed over seating area with flower beds and disabled access path. The current owners display handmade pottery for sale in the shop, the business is not included in the sale of the property.

CAFÉ

The café includes tables and chairs to seat 24 people, a large counter with storage space underneath, coffee machine, sink unit, display shelves, display fridge and a under counter fridge. The café opens onto a small garden that is enclosed with picnic tables. Catering kitchen is accessed through a door behind the counter in the café. It is equipped to a commercial standard.

There is a stable barn of a steel frame construction with 4 boxes either side, 8 stables in total, a tack room, feed area and covered hay store.

OUTSIDE

30 acres of land or thereabouts which is divided into 8 paddocks and a wooded area, level ground and has been used for many years as show jumping, dressage and cross country. There is a very pleasant river the Afon Rhythallt which is on there north side of the land.

Viewing by appointment only no walk ins please.

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St Davids Commercial have not checked any fittings or fixtures and therefore cannot guarantee they are in working order. Your home is at risk if you fail to keep up payments on a mortgage or loan secured upon it.

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