

Ref: SD 2754

Investment Property - £450,000

Blue Peris and White Peris, Mountain Centre, Dinorwic, Caernarfon



Blue Peris is a solid detached three-storey structure dating from the 1800s of traditional masonry/stone construction, offering expansive space. Currently, the ground floor includes a dining room, kitchen, common room, drying room, and plant room. Upper floors feature dormitories (accommodating approximately 60 people), washrooms, staff rooms, and offices.

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White Peris is a detached two-storey bungalow (with attic) from the same era, providing self-catered accommodation for approximately 13 people: four dormitories, kitchen, lounge, and shower rooms on the ground floor, plus two attic bedrooms and a bathroom.

Additional structures include a stone outbuilding with climbing wall, map room, drying room, boiler room, staff room, workshop, and storage; a timber-clad games room; a slate roundhouse; and an aerial ropes course. Parking is available at the front of Blue Peris, with a separate 0.55-acre parcel across the road. Services appear to include all mains, though untested.

The property would be perfect as an outdoor activities centre or holiday accommodation. Alternatively, there is great potential for conversion into a statement residential project, secluded within an idyllic and breathtaking landscape.

Prospective buyers are advised to make their own planning enquiries.

Location

The property is located on the northwestern edge of Eryri (Snowdonia) National Park, near the village of Dinorwig, approximately 1 mile northeast of Llanberis and 7 miles east of Caernarfon. It adjoins Dinorwig Quarry, a former slate quarry and UNESCO World Heritage Site, offering stunning views and boundless opportunities for outdoor pursuits and adventure.

Accommodation The accommodation comprises the following areas:

Ground - Blue Peris – Ground Floor 2,519 square feet
1st - Blue Peris – First Floor 2,648 square feet
2nd - Blue Peris – Second Floor 1,087 square feet

Ground - White Peris – Ground Floor 1,292 square feet
1st - White Peris – First Floor 283 square feet

Total: 7,829 square feet

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VIEWING BY APPOINTMENT ONLY.

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