



Basecamp Wales

Tyn-y-Pwll, Llanllyfni, Caernarfon LL54 6RP

Freehold £1,200,000

01512 204879

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19 bedroom hostel and campsite set in stunning countryside offering spectacular views towards Snowdon summit. The business is set in approximately 7 acres with 5 bedroom cottage, 1 bedroom self contained barn and offers the perfect work/life balance.

- Edge of Snowdonia National Park
 - 19 bedroom hostel
- 5 bedroom detached cottage/ self-contained barn
- Campsite
- 7 acres of land (approximately)
- Lifestyle business opportunity

Freehold £1,200,000 to include goodwill, fixtures and fittings. Stock at valuation in addition.

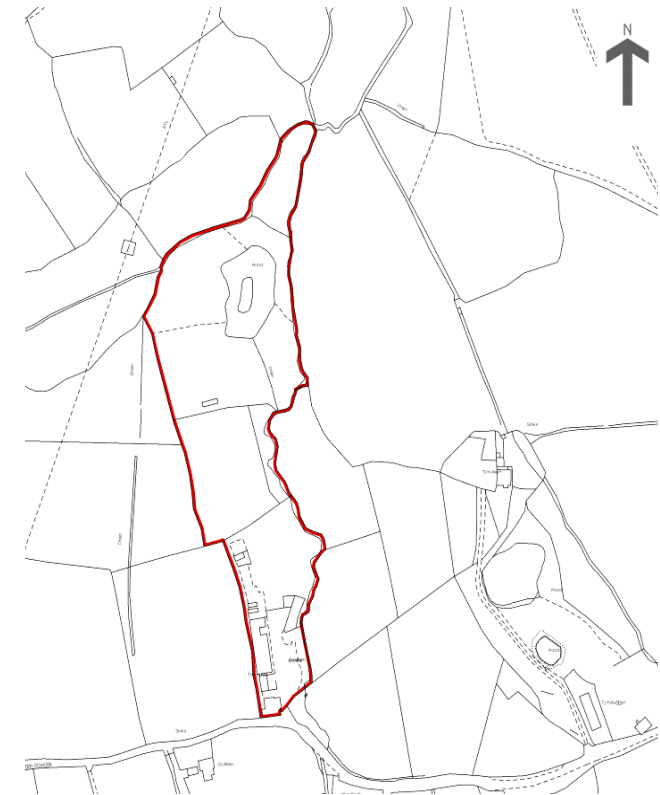
No direct approach to be made to the business; please direct all communications through Sidney Phillips.
Viewings strictly by appointment only.



Location

Basecamp Wales is located on the edge of Snowdonia National Park in the village of Llanllyfni, Gwynedd. The village lies 7 miles from Caernarfon and 14 miles from Porthmadog and is ideally situated for those wishing to explore Snowdonia and North Wales. Nearby points of interest include Nantlle Ridge, Pen-Y-Pass, Inigo Jones Slate Works, Dinas Dinlle beach and Zip World. The village lies just off the A487 which links to the North Wales coast and the A55 to the north and to Cardigan Bay to the south.

The property comprises a purpose-built, detached, 19 bedroom hostel, Tyn-y-Pwll (a 5 bedroom detached cottage) and 'The Barn' (a 1 bedroom, self-contained, ground floor dwelling).



Trade Areas

THE HOSTEL

GROUND FLOOR:

RECEPTION AREA/CHECK-IN DESK: main ENTRANCE leading to open plan communal LOUNGE/DINING AREA which is well appointed, decorated and furnished throughout, offering seating for 22 and sofa seating for 12, TV and pool table. SELF-CATERING KITCHEN which is well-equipped with catering equipment and appliances and has STOREROOM offset.

LETTING ROOM 1: DOUBLE with EN SUITE

LETTING ROOM 2: TWIN with no EN SUITE

LETTING ROOM 3: TWIN with no EN SUITE

DISABLED ACCESS TOILET. LADIES' AND GENTLEMEN'S SHOWERS/TOILETS, both featuring 3 cubicles and 3 shower rooms.

LAUNDRY & LIFT ACCESS.

FIRST FLOOR:

LETTING ROOM 4: 2 double bunkbeds with EN SUITE

LETTING ROOM 5: 1 bunkbed and 1 single - sleeps 3 - no EN SUITE

ROOM 6: 3 single beds with no EN SUITE

ROOM 7: twin with EN SUITE

ROOM 8: 2 double bunkbeds with EN SUITE

ROOM 9: 2 double bunkbeds with EN SUITE

ROOM 10: 2 double bunkbeds with EN SUITE

ROOM 11: twin with no EN SUITE

ROOM 12: 2 double bunkbeds with EN SUITE

ROOMS 13 TO 18: singles with no ENSUITE

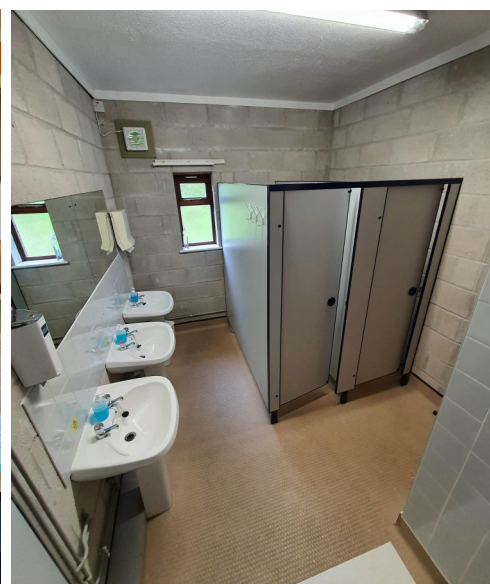
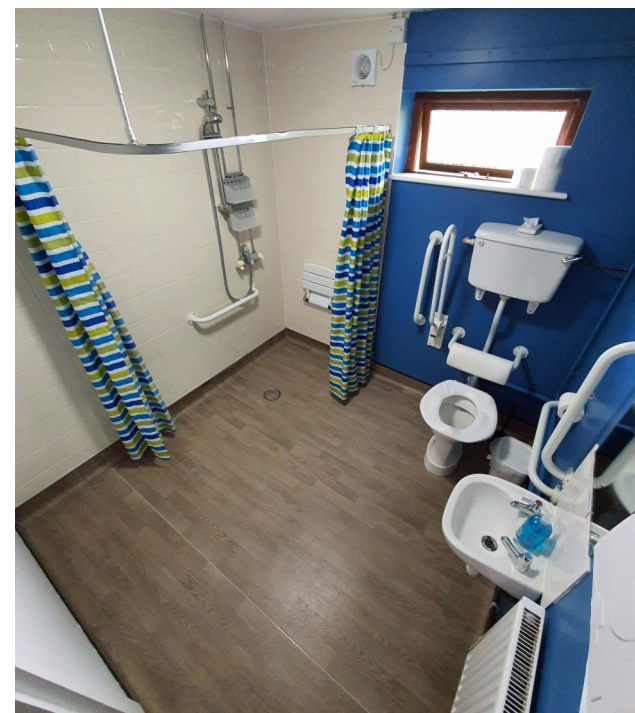
ROOM 19: 4 double bunkbeds with EN SUITE

LADIES' and GENTLEMEN'S SHOWERS/TOILETS, both featuring 2 cubicles and 2 shower rooms. DISABLED ACCESS TOILET and

SHOWER ROOM

LIFT ACCESS







Tyn-y-Pwll Cottage & The Barn

TYN-Y-PWLL COTTAGE:

Detached, slate built property with pitched slate roof comprising 3 RECEPTION ROOMS, 5 BEDROOMS, FAMILY BATHROOM, large KITCHEN and UTILITY ROOM, private GARDEN and COURTYARD. In recent times, the house has been renovated to include new electrics and plumbing, 10kw of solar panels, multi-fuel log burner and new LPG boiler.

THE BARN:

A one bedroom, self-contained, ground floor dwelling which has an open plan KITCHEN and LOUNGE leading to MASTER BEDROOM and EN SUITE. Private, pebbled COURTYARD to the front of the property.

EXTERNAL:

Parking for 20 vehicles. Lawned areas offering stunning views of Mount Snowdon and featuring picnic style benches for guests. Approximately 7 acres of land, all of which is currently unused, apart from one small section which houses an alpaca farm.



The Business

Basecamp Wales is a family run hostel that offers comfortable, affordable accommodation in a stunning countryside setting. It attracts visitors from far and wide due to its ideal position as a base for exploring North Wales's main attractions. The business is currently operating a trading pattern for individuals and groups of no more than 6, with prices ranging from £20 to £40 per night. Our clients operate the hostel as a lifestyle business, currently trading for 6-7 months per year. That said, our clients currently offer a capacity of 40 guests however there is scope for this capacity to be increased to 90, there is huge scope for any purchaser to develop the business further by operating all year round, marketing the property extensively on multiple platforms and on the Welsh/Snowdonia tourist sites, and making the business available for group and school bookings. Utilising the extensive land, camping and glamping could be introduced to increase business with a Certificate of Lawfulness & Section 269 Agreements held, a member of the Freedom Camping Club Site for 5 moveable structures and 4 hook-ups available for touring caravans. Furthermore, we are of the opinion that the cottage and barn would generate high levels of interest on the short term holiday market. Full trade accounts will be made available to prospective purchasers following any viewing.

www.basecamp.wales

The 5 bedroom cottage has planning consent for a 1 bedroom annexe to the first floor.





1st Floor Shower/Wet Room/Disability Access

Gross internal area 43042 m² (4623.9 ft²)



Ground Floor

ENQUIRE

01512 204879

northwest@sidneyphillips.co.uk

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