



# Tan-Y-Pistyll

Powys/Shropshire border iconic  
beauty spot

Waterfall Lane, Llanrhaeadr Ym Mochnant, Powys, SY10 0BZ

Freehold £595,000

Ref: 94215

Contact:

01981 250333

[wales@sidneyphillips.co.uk](mailto:wales@sidneyphillips.co.uk)



# Reputation & Location

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- Powys/Shropshire border iconic beauty spot
- Tea rooms and campsite
- Located at the foot of stunning waterfall
- Separate 3 bedroom house
- 2 holiday lets
- Commercial car park and toilets

Pistyll Rhaeadr is a renowned waterfall and beauty spot which combined with a number of mountain walks attracts thousands of visitors each year. It stands on the Powys/Shropshire/ Denbighshire border in the Berwyn Hills approximately 12 miles due west of the Shropshire market town of Oswestry.

The subject property, Tan-y-Pistyll, is a multi-faceted hospitality business which offers successful tea rooms, letting accommodation, camp site, wedding venue commercial car park and toilets, from which it derives a considerable revenue. The buildings have a wealth of charm and is currently only scratching its surface with the business's full potential in the hands of retiring owners.





# Tea Rooms (freehold) & Additional Holiday Let

Dating back to between 1776 and 1778 and being Grade II listed, is the Tan-y-Pistyll's Tea Room, which was constructed as a sheltering cottage for the convenience of visitors to the falls. At ground floor is a very attractive tea room which seats 32. It has part boarded and part carpeted floor, beamed ceiling and exposed stone walls. There is a feature fireplace with solid fuel burner installed. There is a serving counter adjacent to the access to a fully equipped KITCHEN. STAFF WC.

At first floor is a SELF CONTAINED TWO BEDROOM HOLIDAY LET with separate external access. It has LOUNGE with veranda which overlooks the adjacent river and the foot of the falls.

There is a small KITCHEN AREA off and TWO DOUBLE BEDROOMS both with ENSUITE SHOWER ROOMS.

Wrapping around the tea rooms and overlooking the river and the base of the waterfall, is a PATIOED AREA able to cater for 40 plus customers seated.

Located to the rear of the tea rooms is a timber-built building which is utilised as a HOLIDAY LET/AIRBNB. To the front is a PRAYER ROOM for guests and in the main body of the building is the LETTING ACCOMMODATION which consists of a LOUNGE with 'Hobbit Bedroom', KITCHEN and separate SHOWER ROOM.



# House, Campsite & Car Park

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## LEASEHOLD:

Held on lease from Llangedwyn Estates is the rest of the business which offers the following facilities:

## TAN-Y-PISTYLL COTTAGE:

Built in the 1960s' it is an independent house which offers ground floor TWO RECEPTION ROOMS, KITCHEN (with Rayburn), UTILITY ROOM and separate WC. At first floor are THREE BEDROOMS, two double, one single and a FAMILY BATHROOM. CAR PARK and good GARDENS.

## CAR PARK AND TOILETS:

Adjacent to the tea rooms is the CAR PARK which has in excess of 40 spaces and indeed can extend into the adjacent paddock to create further capacity. It is operated through a Parking Eye scheme with payment machines on site. There is a permanent brick constructed flat roofed set of LADIES, GENTLEMEN'S AND DISABLED TOILETS, Operated on a payment turnstile scheme





# House, Campsite & Car Park

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## CAMPSITE:

There are FOUR SEPARATE PADDOCKS, some of which are used for stock and others housing the CAMP SITE standing by the side of the river. There is a total of 25 well-spaced-out pitches each with their own cast iron fire basket. (No services).

## WORKSHOP/ABLUTION BLOCK:

Standing adjacent to the tea rooms is a large WORKSHOP with ABLUTION BLOCK utilised by campers.

## SHOWMAN'S CARAVAN:

Located in its own amphitheatre of trees is a SHOWMAN'S CARAVAN which is let on a commercial basis with its own separate SUMMER HOUSE which is utilised as a barbecue area.

## RETREAT FIELD:

Large field with centrally located YURT, separate MARQUEE on permanent base and STATIC CARAVAN. This area had been previously utilised for functions and weddings.



# The Business, Licence & Services

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The business operated by our clients has been accounted for under two separate businesses. We are advised the tea rooms and Airbnb lets show takings net of VAT of £90,000, just below the VAT threshold.

The income from the car parking and the toilets provides a similar income of £90,000, again beneath the VAT threshold.

Over the last two summers our clients have not operated the camp site and the retreat field for commercial lettings due to their increasing age and wish to retire. However, these have previously been very active and profitable parts of the business.

## LICENCE:

The business is currently not licensed as the premises licence was allowed, by choice, to lapse early this year..

## SERVICES:

Mains electricity. septic tank drainage. Private water (spring) supply.





# Price & Local Authority

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£595,000 with goodwill, fixtures and fittings. Stock at valuation in addition.

## PART EXCHANGE

Our client has indicated that he would consider part-exchange for a residential property if suitable.

To include:

THE FREEHOLD OF THE TEA ROOMS.

THE HOUSE AND THE CAMP SITE ETC. WHICH IS HELD ON A LEASE AGREEMENT from Llangedwyn Estates for a term of fifteen years which commenced on 17 February 2017. The lease is excluded from the security provisions of the Landlord & Tenant Act 1954 and is fully assignable. Rent stands at £22,000 per annum paid quarterly in advance, for the term of the lease. There is no requirement for a rental deposit and the lease is free of all trade ties. The landlord is in charge of all repairs with the tenant liable purely for the decorative condition of the buildings.

No direct approach to be made to the business; please direct all communications through Sidney Phillips.

Viewing strictly by appointment only.

## LOCAL AUTHORITY:

Powys County Hall, Spa Road East, Llandrindod Wells, Powys, LD1 5LG Rateable Value as of 1 April 2023 £3,450

ENQUIRE

01981 250333

wales@sidneyphillips.co.uk

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Accurate measurements have not been taken.