



## Snowdonia Mountain Hostel

Nant Ffrancon, Bethesda, Bangor, Gwynedd LL57 3DQ

Freehold £495,000

- 24/26 bed hostel in the heart of Eryri National Park (Snowdonia)
- Five dorm rooms, one self-contained flat and communal facilities
- Self-contained owner's accommodation
- Gardens and car parking for approx. 10 vehicles
- Set in approx. 2 acres with stunning panoramic views

Ref: 95637

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 **Sidney  
Phillips**



## LOCATION

Snowdonia Mountain Hostel is located in the stunning Nant Ffrancon, next to the Ogwen Valley in the heart of Eryri/Snowdonia National Park. This secluded yet easily accessible property is surrounded by the Welsh 3000s hiking route and offers spectacular views of Tryfan, the Glyderau and the Carneddau. It is just 30 minutes from Snowdon/Yr Wyddfa and within easy reach of Zip World and the beautiful beaches and coastline of North Wales and Anglesey. The property is located just off the A5 London to Holyhead trunk road between Betws-y-Coed and Bangor.

The property is set over two storeys to the main with single storey extensions to the rear and side, and is of local stone construction under a pitched slate roof. The original part of the property dates back to the 1850s and was previously used as a military training centre. It has been subject to much investment in recent years and now offers cosy and welcoming accommodation. The property briefly comprises:

## HOSTEL

### GROUND FLOOR:

RECEPTION with 3 large sofas and vinyl floors.

2 x TOILET/SHOWER BLOCK.

DRYING ROOM with boot rack, vinyl floors, hanging rails and boiler cupboard.

LETTING ROOM 1: FOUR BED dormitory with two bunks.

LETTING ROOM 2: SIX BED dormitory with three bunks.

LETTING ROOM 3: a self-contained flat with double bed and bunkbed for 2, an EN SUITE SHOWER ROOM and a KITCHEN/DINER with kitchen appliances.

LARGE STOREROOM/WORKSHOP

LETTING ROOM 4: can be used as owner's accommodation twin room or as a letting room with sink and WC.

### FIRST FLOOR:

LETTING ROOM 5: FOUR BED dormitory with one bunk.

LETTING ROOM 6: SIX BED dormitory with three bunks.

WC

COMMUNAL KITCHEN and DINING AREA which is of a good size with a central island area, multiple hobs, ovens and fridges. The room has vinyl flooring and offers a good selection of catering equipment and appliances. Bench seating to accommodate 25.

## OWNERS ACCOMMODATION

Accessed via the reception or via a private entrance to the front of the property. Can also be utilised as letting accommodation.

### GROUND FLOOR:

TWIN BEDROOM, two good size LOUNGE AREAS (one with log burner and one with electric burner), KITCHEN, 2 large STOREROOMS.

FIRST FLOOR:

MASTER BEDROOM and BATHROOM with shower cubicle and bath.

## EXTERNAL

To the rear of the property is a grass area with BBQ and a small PATIO to accommodate 8. Sizeable STONE OUTBUILDING currently used as storage/workshop. Picnic style benches in rear garden around fire pit area to accommodate approximately 20.

To the front is private parking for 2 and guest parking for 8 vehicles. STONE OUTBUILDING used for storage. GARDEN to the front of the property with stunning mountain and valley views. We are advised that the total site is approximately 2 acres.

## THE BUSINESS

Our client has operated Snowdonia Mountain Hostel since 2016 and it is now a well-regarded hostel which caters primarily for groups. It is popular with families, walkers, cyclists and outdoor enthusiasts exploring the many walking and cycling routes in the area, as well as those visiting Snowdon and Zipworld. The business sees all year round trade but is most busy between the months of April to late October. Marketing is currently via Airbnb (where it boasts a rating of 4.9) and the business's own website. The whole premises is let at weekends for £750 per night and weekdays for £415 per night out of season and £500 per night in season. Note: our client advises planning permission has previously been granted for the rear stone outbuilding to be converted to self-contained accommodation. Detailed architects drawings for the innovative design will be made available to the successful purchaser.

Net sales for the year ended October 2024 are in the region of £62,000. This turnkey business offers the perfect work/life balance for a new owner/operator; it is set in a stunning location and there is scope to grow the business further.



## TENURE & PRICE

**FREEHOLD £495,000** to include goodwill and fixtures and fittings. Stock at valuation in addition.

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

## LOCAL AUTHORITY

Gwynedd Council, Shirehall St, Caernarfon LL55 1SH

No Premises Licence is held.

**Rateable Value:** £5,400. The business is subject to Small Business Rate Relief.

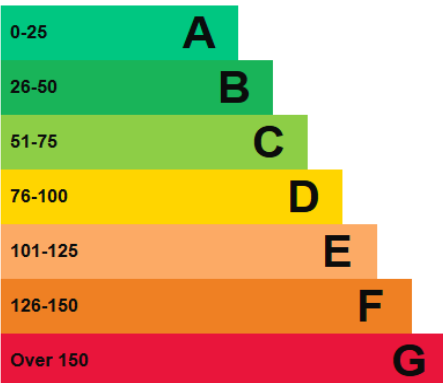
## SERVICES

Mains electricity is connected.

Private sewage tank.

Private water supply.

LPG gas supply.



## BUSINESS MORTGAGES

01834 849795

We can help to arrange funding for your purchase of this or any other business.

## UTILITY HELPLINE

01432 378690

Some of our clients have reduced their gas and electricity bills by up to 46% using our impartial price comparisons.

EPC Reference: 2364-0650-7779-8164-1252

CONSUMER PROTECTION FOR UNFAIR TRADING REGULATIONS 2008 & BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008 - These particulars are provided only as a general outline of the property and buyers should make their own enquiries to satisfy themselves as to the accuracy of the information given. Neither we nor any person in our employment has authority to make, give or imply any representation or warranty regarding this property. Room sizes and other measurements and capacities quoted are estimates for rough guidance only. Accurate measurements have not been taken.

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