



# Bae Abermaw Hotel

14 bedroom boutique hotel overlooking  
Barmouth Bay

Bae Abermaw Hotel, Panorama Road, Barmouth,  
Gwynedd, LL42 1DQ

Freehold £1,150,000

Ref: 95154

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# Overview & Location

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Beautifully appointed boutique hotel

14 en suite letting rooms

Restaurant (44), Bar (50)

Private function room (86)

Three bedroom owners' accommodation

Net sales year ended 30 November 2023 - £278,446

The Bae Abermaw Hotel is located in the Gwynedd seaside town of Barmouth. This country house hotel and restaurant sits in an elevated position on the outskirts of Barmouth and offers stunning views of Barmouth Bay and the estuary of the River Mawddach into Cardigan Bay. The town attracts a large number of visitors throughout the year and is within easy reach of Dolgellau, Bala and Snowdonia National Park.

The detached, stone built property sits in approximately three acres and is over three storeys with a pitch slate roof. The annexed owners' accommodation is a brick built extension to the rear of the main building.





# Trade Areas

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Main entrance leading to RECEPTION/FOYER area with reception desk and MANAGER'S OFFICE. Off to the right is a BREAKFAST ROOM which has stripped wood flooring, two feature fireplaces and French doors leading onto a TRADE GARDEN. The garden offers seating for 44. The trade areas are decorated to a very high standard.

TRADE KITCHEN with Altro floors. The kitchen is of a good size and well equipped with catering equipment and appliances. Separate POT WASH ROOM and UTILITY/STOREROOM.

FUNCTION ROOM with a capacity of 86, comprising wood and carpet flooring, wood constructed bar servery and doorway onto rear trade garden.

BAR/LOUNGE with stripped wood flooring, loose and sofa seating to accommodate approximately 50 guests, two feature fireplaces and an L-shaped bar servery with well equipped back bar. It is apparent that the room has been subject to much investment and it offers stunning sea views.

LADIES' TOILETS offset. Stairs leading to basement area with STOREROOM, GENTLEMEN'S TOILETS and WINE CELLAR.







# Letting & Owners' Accommodation

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On the first and second floors are 14 EN SUITE LETTING ROOMS which comprise a mixture of standard doubles, deluxe doubles with sea views, family standard rooms, and twin rooms. Our clients have overseen a great deal of refurbishment to the letting rooms which have beautifully appointed en suite bathrooms, décor and furnishings of the highest standard, televisions and tea and coffee making facilities.

## OWNERS' ACCOMMODATION

Comprising an open plan LOUNGE and KITCHEN, leading to a private GARDEN area. Two DOUBLE BEDROOMS and BATHROOM.









# External

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The hotel is set in approximately three acres of outstanding grounds which include a front lawned TRADE GARDEN, offering stunning sea views and bench seating for 40. There is also a two section garden area to the rear and side of the property with seating for 90 plus, and a small woodland area.

Gravel car park to accommodate 40 plus vehicles.



# The Business

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Bae Abermaw trades primarily as a hotel, although it also has a lounge bar and restaurant which is open to non-residents. Net sales for the year ended 30 November 2023 are £278,446. The business offers much potential for increased sales through extensive marketing of the bar and re-opening restaurant to the general public, and by hosting weddings which would result in the exclusive use of the venue, including all letting rooms and the hire of the function suite for up to 80 guests. We are advised occupancy levels are in region of 70% between April and September and the hotel is currently closed in the months of December and January. The business has its own website (<https://www.baeabermaw.wales/>) and boasts excellent ratings on various booking platforms. The property also featured on Channel 4's "Four in a Bed" in February 2025 - [www.channel4.com/programmes/four-in-a-bed/on-demand/73590-024](http://www.channel4.com/programmes/four-in-a-bed/on-demand/73590-024)

Full trade accounts can be made available upon request after a formal viewing has taken place.





# Services, Local Authority & Licence

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## SERVICES

All main services are connected.

## LOCAL AUTHORITY

Gwynedd County Council, Shirehall Street, Caernarfon LL55 1SH.

Rateable Value as at 01 April 2023: £16,750

## LICENCE

A full premises licence is held for the retail of alcohol.

The business also holds a wedding licence.



ENQUIRE

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Accurate measurements have not been taken.