



Bryn Derwen

AA 5* Gold B&B in North Wales tourist town

Abbey Road, Llandudno, Conwy, LL20 2EE

Ref: 94890

Virtual Freehold - Offers in the Region of £750,000

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Overview & Location

Victorian seaside town of Llandudno

Substantial detached 10 bedroom luxury B&B

Front and rear trade gardens

Owners accommodation/private parking

Close to major tourist attractions

Retirement sale. Year-on-Year growth.

Bryn Derwen is located in the leafy tree lined Abbey Road under the famous Great Orme in the North Wales seaside town of Llandudno. The town offers 2 beautiful beaches and is famous for its architecture, pastel coloured seafront guest houses, Grade II listed pier, Great and Little Ormes and is within easy reach of Snowdonia National Park. Llandudno is served by junction 19 and 20 of the A55 North Wales Expressway and via the A470 with Llandudno Junction serving the town.

Bryn Derwen, a unique Victorian Guesthouse, is located on a quiet leafy tree lined avenue ideally situated on level ground at the foot of the Great Orme. The substantial, four storey detached property was originally built as a holiday home for a wealthy Victorian family in 1878 and sympathetically converted to retain all of the original character such as tiled floors and fine stained-glass windows in addition to décor and furnishings which highlight the historic charm of the property, which is most apparent in the property's lounges and dining rooms. Bryn Derwen benefits from a choice individually styled letting rooms which can be accessed via an ornate pitch pine staircase and also offers private owners accommodation and beautifully presented front and rear gardens.





Trade Areas & Owners' Accommodation

ENTRANCE PORCH leading to GUEST LOUNGE and BAR which offers cosy sofa seating, open fireplace, carpeted flooring and stained glass windows with BAR AREA offset.

BREAKFAST ROOM which offers 20 covers, two large windows, one of which being a Bay window, which allow plenty of light and BREAKFAST COUNTER.

KITCHEN with vinyl flooring, kitchen island, fitted wall and base units, WASH and PREP area and is well equipped with catering equipment and appliances and a sizeable PANTRY.

PRIVATE OWNERS' LOUNGE with feature fireplace and large bay window. This room has potential to be converted to a letting room or guest lounge.

Second OWNERS LOUNGE/DINING ROOM with UTILITY ROOM offset and access to private PATIO AREA

Owners' DOUBLE BEDROOM with EN SUITE BATHROOM plus walk-in wardrobe.

BASEMENT with private access via the ground floor or side of the building and features two large OPEN ROOMS with three smaller ROOMS offset and has potential to be converted to either a two-bedroom self-contained HOLIDAY LET, which would increase turnover, or additional OWNER'S ACCOMMODATION, subject to the relevant planning permission which our client has previously obtained but since lapsed.

Letting Accommodation

Nine beautifully appointed letting rooms all featuring newly renovated EN SUITE BATHROOMS. All rooms are decorated and furnished to a very high standard featuring flat screen TVs, coffee and tea making facilities and individually controlled thermostatic controlled radiators.

FIRST FLOOR

ROOM 1: Select KING ROOM

ROOM 3: Premier KING ROOM

ROOM 4: Small classic KING ROOM

ROOM 5: Select TWIN ROOM/SUPERKING ROOM

ROOM 6: Classic TWIN ROOM/SUPERKING ROOM

Two storage rooms and guest toilet.

SECOND FLOOR

ROOM 7: Classic KING ROOM

ROOM 9: Select TWIN ROOM/SUPERKING ROOM

ROOM 11: Select KING ROOM

ROOM 14: Classic KING ROOM

ROOM 10: Currently used for STORAGE but has potential to be a DOUBLE BEDROOM

ROOM 12: to the rear of the building which is in the process of being converted into an additional en suite KING ROOM.







External

GARDENS

Front garden: stairway leading to main reception with raised lawned area with picnic style benches for 16 and well-maintained borders.

Rear garden: walled garden with quarry tiled flooring leading to stairway with raised borders.

SUN TERRACE: offering comfortable seating and ideal for relaxing after exploring Llandudno's attractions.

PRIVATE DOUBLE GARAGE and CAR PARK for 9+ vehicles and 2 EV car chargers. Free on street parking to the front of the property.



The Business

Due to our client's wish to retire they are reluctantly offering the Bryn Derwen for sale. The business has been operated by our clients for 10 years and continues to be maintained and invested in with modern decor and furnishings whilst in keeping with its original features. Bryn Derwen sees much repeat trade and year-on-year growth with occasional block bookings.

The business offers potential for growth by developing a further en suite letting room to the second floor and holiday let/apartment to the sizeable basement. Room tariffs range from £100 to £140 per night.

Bryn Derwen is an AA 5* Gold B & B a stone's throw from Llandudno's tourist attractions and has offered holiday accommodation for over 75 years as a boarding house, hotel and B&B. This is a fantastic opportunity to purchase a turn-key, successful business.

Full accounts will be made available to serious parties following a formal viewing.





Tenure, Licence & Services

VIRTUAL FREEHOLD offers in the region of £750,000 to include goodwill, fixtures and fittings. Stock at valuation in addition.

999 year lease which commenced on the 25th December 1905 with an £18 per annum ground rent.

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

Viewing strictly by appointment only.

Licensed bar hours:

Monday to Saturday: 10:30 - 23:00

Sunday: 10:30 - 22:30

All mains services are connected.

Local Authority: Conwy County Borough Council, PO Box 1, Conwy LL30 9GN

Rateable Value as at 01 April 2026: £12,500

The business is subject to Small Business Relief

ENQUIRE

01512 204879

northwest@sidneyphillips.co.uk

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Accurate measurements have not been taken.