



The Old School Lodge

Deiniolen, Caernarfon, Gwynedd, LL55 3HH

Freehold £425,000

- Edge of National Park mountain town
- Detached building dating back to 1855
- 38 bed hostel
- Three bedroom warden's house
- Approximately 0.72 acres
- Unique and rare opportunity

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 **Sidney
Phillips**



LOCATION

Deiniolen is a mountainside village in Gwynedd on the edge of Snowdonia National Park, at the foot of the Elidir Fawr mountain. The village is six miles from Caernarfon and on clear day, offers views of Holyhead Mountain and the Wicklow Mountains in Ireland. The property offers the perfect base from which to explore Snowdonia National Park, with its breathtaking scenery and walking routes. The Lodge also offers easy access to Anglesey and North Wales's coastal towns and beaches.

The Old School Lodge lies just off the A4244 which links to the A55 North Wales Expressway and the A5 which leads to Snowdonia. Bus links run through the village providing connections to Bangor, Caernarfon and Llanberis.

The property, which dates back to 1855, was formerly a school. It is set in grounds of approximately 0.72 acres with two streams running either side of the building. The building is of local stone construction with whitewashed elevations over two storeys under a pitched slate roof. The warden's flat is of brick construction.

The property is briefly described as follows:

TRADE AREAS

Ground floor:

Entrance vestibule with MANAGER'S OFFICE. DINING ROOM with bench seating for 40, linoleum flooring and a STOREROOM offset.

TRADE KITCHEN with multiple wash and preparation areas, a good selection of catering equipment, Altro nonslip flooring and a serving hatch to the DINING ROOM.

MAP ROOM/OFFICE. UNISEX TOILETS. DRYING ROOM.

Letting rooms 1, 2, 3 and 4 all have four beds (configured as two bunk beds) and EN SUITE BATHROOMS.

Letting room 5 is a twin room with EN SUITE.

First floor:

Letting room 8 sleeps six with three bunk beds and an EN SUITE.

Letting rooms 9, 10 and 11 sleep four (two bunk beds) and all have an EN SUITE.

Letting room 12 is a twin room with EN SUITE BATHROOM.



Spacious COMMUNAL LOUNGE with carpeted floor, seating for 30, television and football and pool tables.

Warden's House:

Comprising LOUNGE, KITCHEN, WC, STORE AREA and a CONSERVATORY leading to a private patio. On the first floor are TWO DOUBLE BEDROOMS, ONE SINGLE BEDROOM and a BATHROOM.

EXTERNAL

Set in large wooded grounds, the plot offers a communal lawned area with mini climbing wall, wooden footbridge over a stream and multiple bench seating areas. CAR PARK for 12 vehicles.

THE BUSINESS

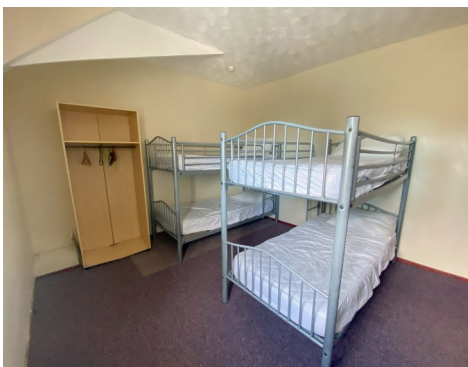
The Old School Lodge trades as a hostel offering accommodation to the Scout groups of Wallasey and West Wirral, Scouts from Merseyside and further afield, and non Scouting users. It attracts many visitors to its beautiful location which sits at the foot of Snowdon. There are many outdoor activities on offer in the local area including walking, cycling, water sports and climbing.

Trade could easily be continued by any new operator. The business is currently operating a trading pattern for individual guests and group bookings with the following prices (per person, per night):

Scout members: £17.00

Non Scout members: £23.00

This is a rare and exciting opportunity to purchase an established bunkhouse on the edge of Snowdonia National Park. The park attracts some 4 million visitors each year and consequently, the business offers huge potential for growth. www.oldschoollodge.org.uk



TENURE & PRICE

FREEHOLD £425,000 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.

LICENCE

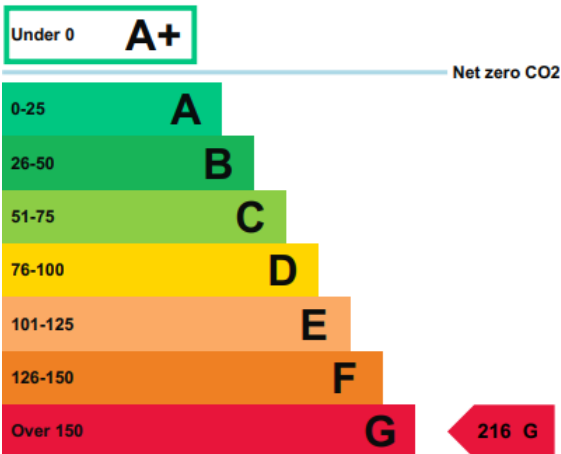
No premises licence is held.

Local Authority: Gwynedd Council.

Rateable Value: £8,700 as at 01 April 2023.

SERVICES

Mains electricity and water. Private treatment plant for drainage. The main building has oil heating excluding the kitchen and drying room which are LPG gas. The warden's house is LPG gas.



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