



MORRIS
MARSHALL
POOLE

Wynnstay Arms Hotel

Llanbrynmar, Powys, SY19 7AA

Offers Over: £410,000

A unique opportunity to purchase a historic public house and Inn dating back to the 1500's operated by the current owners for over thirty years. The Grade II Listed property has a wealth of character and historic features throughout. Located on the A470, perfectly positioned and benefitting from passing trade, holiday makers and the local community.

The property has fantastic potential for a new owner with the ability to create further letting rooms in addition to the six in use, along with the potential for creation of a function room. Furthermore, the property sits on spacious grounds which provide further opportunity for building plots, subject to the relevant planning consent.

The accommodation comprises:

On the Ground Floor

Two separate Entrances providing access to the Bar and Letting Rooms. Spacious Bar with fireplace and benefits from a feature stone surround, opens through to the Games Room housing pool table and further seating including recessed seating into the former fireplace. Side access to customer toilets. Separate Lounge Bar split into two sections and benefits from a range of character including feature stone fireplace with oak beam.

Second Entrance Hall leading into the Dining Room, with seating for approximately 20 diners. Hallway leading to further toilets (including disabled toilet) and staircase to the first floor letting rooms.

To the rear of the property is a spacious Kitchen and Preparation Room complete with a range of stainless-steel worktop surfaces, extraction canopy, stainless steel sink and gas/electric connections, doorway to the rear garden.

There is also additional Storage Rooms including office and bottle store with access to the Cellar which comprises of two further Storage Rooms and delivery access hatch from the roadside.

Spacious Workshop with planning permission for conversion into a large function room. The toilets have already been installed as part of the planning and the function room has the potential to be extended into the rear garden.



- Rare opportunity to acquire a 16th Century Grade II Listed Public House & Inn
- Perfectly located on the A470
- Close to popular tourist destinations
- 6 Letting Rooms with potential for a further six
- Spacious Bar, Games Room & additional Lounge Bar
- Large Beer Gardens including fishing rights
- Two Bedroom Managers Flat
- EPC – Exempt



Accommodation continued:

On the First Floor:

The left-hand side of the property provides access to Three Letting Rooms on the first floor, each being double rooms and include a washbasin. Bathroom, Shower Room and Separate WC are located on the first floor serving the letting rooms.

The right-hand side of the property has the potential for two further Letting Rooms with additional Bathroom.

On the Second Floor

To the left-hand side of the property is the remaining Three Double Letting Rooms and linen storage cupboard.

The right-hand side at the property provides further scope for an additional Three Letting Rooms and needs some renovation work.

THE COTTAGE - MANAGERS FLAT

The rear of the first floor serves as the Managers Flat complete with separate staircase and comprises:

Living Room with steps up to the current Office, Kitchen/Diner and Sitting Room beyond with external entrance ramp.

The second floor of the managers flat has Bathroom comprising bath with shower over, WC and washbasin. Along with Two Spacious Bedrooms.

OUTSIDE The property sits in spacious grounds split into four sections:

The rear of the property has a spacious and enclosed garden, primarily lawn with cobbled patio area. Former stone-built horse stable provides further storage and potential for conversion into an annexe (subject to planning consents).

Adjacent to the property and across the single-track road is two further lawned gardens. The lower lawn utilised for private use runs adjacent to the riverbank and benefits from fishing rights. The upper lawn, enclosed by low-lying stone wall serves as the beer garden.

The property owns a section of the main carpark, adjacent to the front of the pub, the remainder serves as unrestricted council car-parking. Further parking is available to the front of the property.

SERVICES Mains electricity, water, gas and drainage.

N.B. The services, appliances and flues have not been tested and no warranty is provided with regard to their condition.

BUSINESS RATES Rateable Value: £3,250 per annum

TENURE Freehold.

VIEWING By prior arrangement with the selling agent.

DIRECTIONS From Newtown proceed on the A489 towards Llanidloes and after 6 miles turn right onto A470 signposted Caersws. Proceed on this road through Caersws and Carno onto Llanbrynmair. On entering the village the property can be found a short distance on the right hand side. **What3words: diplomas.captive.backs**

NEGOTIATIONS All interested parties are respectfully requested to negotiate directly with the Selling Agents.

MONEY LAUNDERING REGULATIONS On putting forward an offer to purchase you will be required to produce adequate identification to prove your identity within the terms of the Money Laundering Regulations (MLR 2017 came into force 26th June 2017). Appropriate examples: Passport or Photographic Driving Licence and a recent Utility Bill.

MORTGAGE SERVICES If you require a Mortgage, (whether buying through MMP or any other agent), then please get in touch. We have an in-house independent mortgage adviser (Mortgage Advice Bureau) who has access to a wealth of mortgage products. Appointments can be arranged to suit your individual requirements. Should you decide to use the services of MAB you should know that we would expect to receive a referral fee of £250.00 from them for recommending you to them.

SURVEY DEPARTMENT If you are not buying through MMP then why not let our qualified surveyors inspect and report on the home you are buying before you complete the purchase. We can undertake RICS Home Surveys Level 1, Level 2 (survey only), and Level 2 (survey and valuation) these will provide a comment on any significant defects and items requiring repair. For further information contact any of our offices.

Ref: 2023/S HE 07/22







FLOORPLAN

Wynnstay Arms hotel, Llanbrynmair, Powys, SY19 7AA
 Approximate Gross Internal Area
 10839 sq ft - 1007 sq m



Not to Scale. Produced by The Plan Portal 2022
 For Illustrative Purposes Only.

