



Geufron Hall

Geufron, Llangollen, LL20 8DY





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A beautiful contemporary country house with separate cottage and newly refurbished external office, in an elevated and totally private rural setting with panoramic views over the Vale of Llangollen.

Wrexham:	12 miles
Chester:	24 miles
Liverpool:	50 miles
Manchester Airport:	55 miles

(All distances approximate)

- Handsome country residence
- Well reputed B&B Business
- Ideal for use as a private country house
- Separate 3 bedroom cottage
- Range of multi-purpose outbuildings
- Gardens and grounds extending to just under 2 acres
- Stunning elevated rural location
- Convenient to the noted town of Llangollen



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Description

Geufron Hall is a beautiful 5-star contemporary country house B&B in an elevated and totally private rural setting with a separate three-bedroom cottage, separate brick-built office, extensive multi-purpose outbuildings and super surrounding gardens and paved terraces, with stunning views over the Vale of Llangollen and beyond, yet still within walking distance of the well-known town of Llangollen.

The property makes a wonderful spacious family home but is presently being run as a highly successful bed and breakfast business (www.geufronhall.co.uk), with four en-suite letting bedrooms. It has gained an excellent reputation for high quality service and first class accommodation, enjoying regular and repeat trade. It has been ranked by Trip Advisor as the number one B&B in the Llangollen area and number three in Wales, and was even named as one of the ten 'coolest' hotels in Wales in March 2015 by The Guardian newspaper. This is, therefore, an excellent opportunity to purchase a 'one-off' country house with a separate cottage and a true lifestyle business in one of the most scenic and popular areas of Wales.

The residence offers well-proportioned period internal accommodation of immense charm and character extending to just under 4000 sqft including a large kitchen/breakfast room, utility room, pantry, dining room, living room and conservatory on the ground floor together with seven bedrooms in total (4 letting/ 3 private) on the first floor. The house includes several interesting features including period stained glass windows and a large wooden wall frieze carved by previous owners in the late 1800s.

Included in the sale, also, is 'Treetops', a detached three-bedroom period cottage, which would be ideal for family accommodation or for 'letting out' in conjunction with Geufron Hall, which would provide significant additional income.

The property has wonderful gardens and grounds, with extensive lawns and paved terracing, making a lovely area for outside dining/entertaining/ general sitting.

Geufron Hall was a doctor's surgery in the 1800s, and the old dispensary building has been converted into an unusual and attractive high-end office. This also offers potential for conversion into further living accommodation as it already has a kitchen area, log burning stove, power connected, and plumbing pre-installed.





The property is further complimented by an extensive range of multi-purpose outbuildings, currently used for livestock rearing, garaging and workshops. These also have potential for a number of alternative usages, including the possibility of conversion in to letting/ancillary accommodation (subject to necessary planning permission).

The sale of Geufron Hall, therefore, provides an unusual opportunity to purchase a highly reputed and successful bed & breakfast business together with a separate detached cottage, outbuildings and wonderful gardens and grounds in such a stunning setting.

Viewing this property is highly recommended to appreciate the quality of the property and the possibilities that it still has for further B&B expansion.

SITUATION

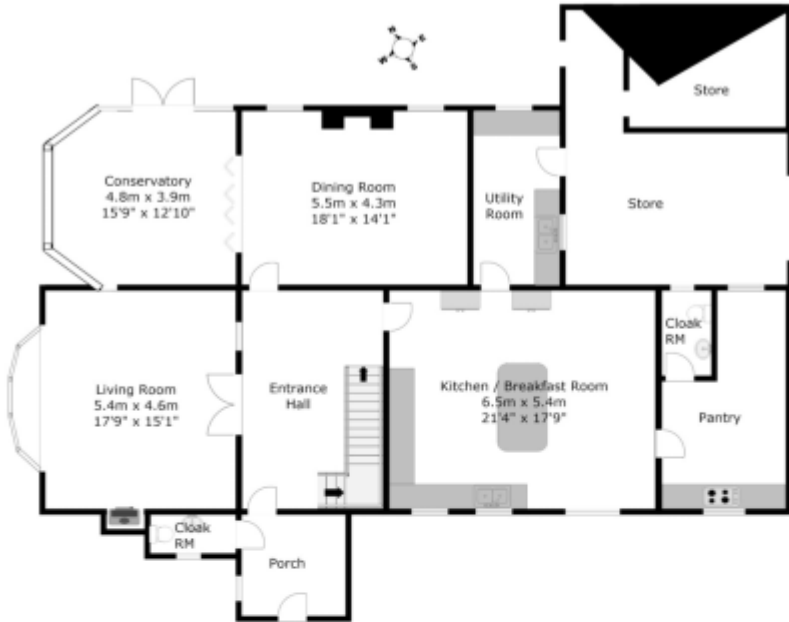
Geufron Hall is situated in a wonderful unspoilt elevated rural location with panoramic views over the Vale of Llangollen and surrounding countryside in an Area of Outstanding Natural Beauty (AONB) and a World Heritage Site. However, it is still within walking distance of the popular and noted town of Llangollen, which has a wonderful range of restaurants, wine bars, bistros and cafes and is situated in the heart of the picturesque Dee Valley. The area is extremely popular with tourists who visit the many attractions and leisure facilities in and around the town such as the Llangollen Canal, Pontcysyllte Aqueduct, Plas Newydd and Llangollen Railway. Llangollen is, perhaps, most famous for the International Musical Eisteddfod, which is held annually in the Royal International Pavilion and attracts visitors from all over the world. The town is easily accessible by car via the A5, the A539 and the A542, making commuting to Chester, Manchester, Liverpool or Birmingham a viable option.

GEUFRON HALL BED & BREAKFAST HISTORY

Geufron Hall has been run by the present vendors as a successful and highly regarded bed and breakfast business for the last four years. There are high occupancy levels with regular and repeat business, with the ethos to ensure that guests enjoy the perfect Welsh holiday, ensuring that all food is locally sourced wherever possible, even rearing their own pigs and hens.

FLOOR PLAN

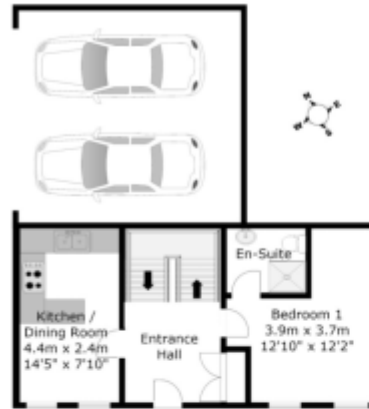
Ground Floor: 198.7 m² = 2138.8 ft²



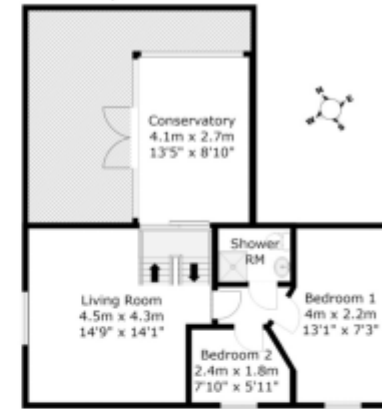
First Floor: 160 m² = 1722.23 ft²



Treetops Ground Floor (including garage)
: 67 m² = 721.2 ft²



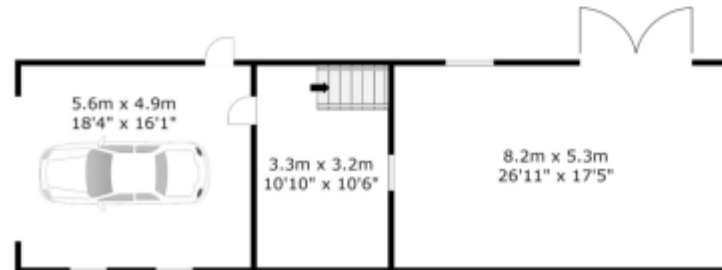
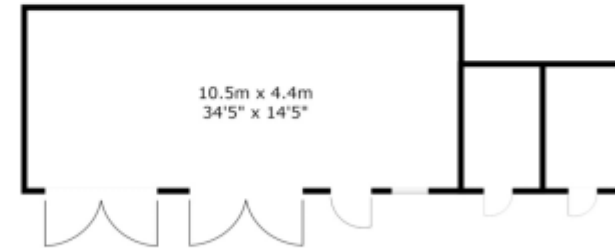
Treetops First Floor: 50 m² = 538.2 ft²



Garden Room



Outbuildings



For identification purposes ONLY

GARDENS AND GROUNDS

The property is approached along a private drive, through a five bar timber entrance gate with stone walling to either side and on to a parking and manoeuvring area to the front and side of the residence. The drive is bordered by lawned gardens leading on to a raised paved patio area extending the width of the front of the property and continuing around the one side providing a lovely space for outdoor entertaining. The paved terrace enjoys super views over the town of Llangollen and surrounding countryside.

Steps lead from the side patio area to a further raised patio terrace bordered by the well-stocked vegetable garden and orchard. Beyond the vegetable garden/orchard is an enclosed compound currently used for livestock. This leads on, in turn, to an enclosed paddock, currently down to permanent pasture and a newly planted fruit tree orchard.

OUTBUILDINGS

The tarmacadam drive continues to an additional car parking area to the side of Treetops, which is fronted by a double garage. There is a further useful workshop building and a triple garage/

workshop building which has great potential for conversion in to additional living accommodation, if required (subject to Planning Permission). A gate leads from this area to further buildings, including a pigsty/feed store and a large secure building.

FIXTURES & FITTINGS

The property is very well presented throughout and is offered for sale with the fitted carpets included in the purchase price. However, all furnishings in the letting and domestic accommodation and, even, catering equipment can be purchased by separate negotiation, if required.

SERVICES

We understand that the property has the benefit of mains water and electricity. Drainage is to a private system.





TENURE & POSSESSION

We understand that Geufron Hall is of freehold tenure and vacant possession will be given on completion of the purchase.

MODE OF OFFERING

Geufron Hall will be offered for sale by private treaty.

LOCAL AUTHORITY

Denbighshire County Council, Wynnstay Road, Ruthin, LL15 1YN. 01824 706101.

COUNCIL TAX

Geufron Hall is in Band 'H' on the Denbighshire County Council Register. The payment for 2016/2017 is £2907.26.

Treetops is in Band 'D' on the Denbighshire County Council Register. The payment for 2016/2017 is £1453.63.

VIEWINGS

Strictly by appointment through Halls, The Square, Ellesmere, Shropshire. Tel:(01691) 622602.

PLANNING

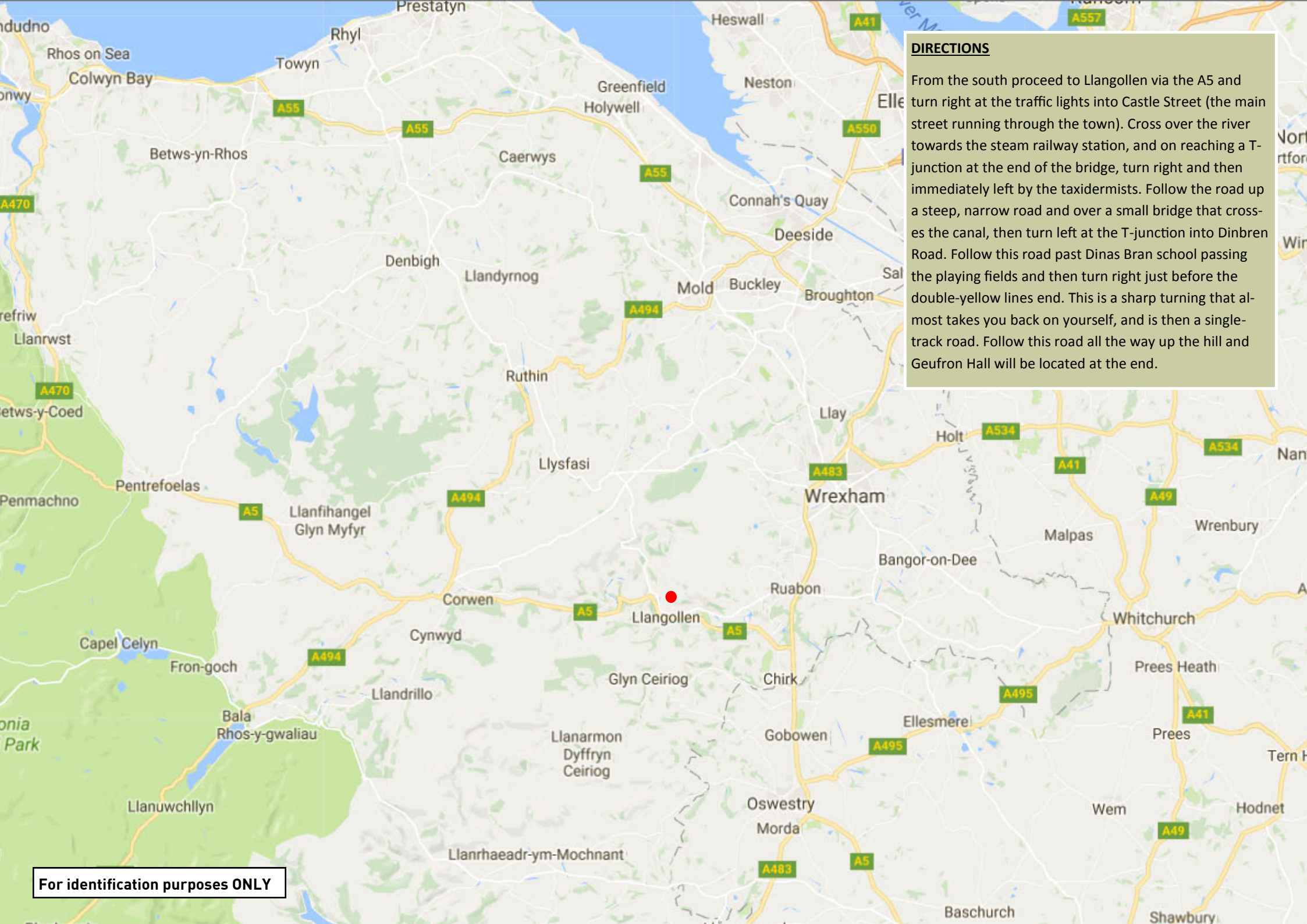
All lots will be sold subject to any development plan, tree preservation order, town planning schedule, resolution or notice which may be or become to be fore, subject to any road widening or improvement schemes, land charges and statutory provision or by-laws without obligation on the vendors to specify them.

IMPORTANT NOTICE

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/ furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed.
4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have.







DIRECTIONS

From the south proceed to Llangollen via the A5 and turn right at the traffic lights into Castle Street (the main street running through the town). Cross over the river towards the steam railway station, and on reaching a T-junction at the end of the bridge, turn right and then immediately left by the taxidermists. Follow the road up a steep, narrow road and over a small bridge that crosses the canal, then turn left at the T-junction into Dinbren Road. Follow this road past Dinas Bran school passing the playing fields and then turn right just before the double-yellow lines end. This is a sharp turning that almost takes you back on yourself, and is then a single-track road. Follow this road all the way up the hill and Geufron Hall will be located at the end.

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