

P744

A Freehold Former Licensed Restaurant Complex
known as



**PENBRYN BACH
UWCHMYNYDD
ABERDARON, LL53 8BY**

A unique opportunity to acquire a former restaurant complex in such a truly idyllic location, on a headland at the tip of the Lleyn Peninsula

Comprising of a former licensed restaurant with an adjoining cottage of character, letting caravan, land, gardens and ample parking

Enjoying far reaching sea views over the peninsula towards Cardigan Bay

Price: £295,000

VIEWING: Strictly by appointment with the Selling Agent



Proudly Celebrating our Centenary Year
Dathlu Canmlwyddiant Mewn Busnes

Penbryn Bach, Uwchmynydd, Aberdaron, LL53 8BY

Situation & Description

Penbryn Bach is one of those special properties which affords a rare opportunity for discerning purchasers to acquire a former business and a home, in one of the most picturesque and unspoilt headlands in Wales. Nestling on the tip of the Lleyn Peninsula, 2 miles from the quaint seaside village of Aberdaron, with its glorious sandy beach. The property enjoys far reaching panoramic views over the peninsula towards Cardigan Bay.



Steeped in local history and dating back to medieval times, on the renowned Pilgrim route to Bardsy Island, a coastal route which is extremely popular with tourists who walk to Mynydd Mawr (past Penbryn Bach) where there is a picnic site enjoying magnificent views, which on a fine day takes in most of Cardigan Bay, Ynys Enlli and the mountains of Co Wicklow in Ireland.

The complex comprises of a former licensed restaurant of character, specialising in seafood, with 32 covers, together with a diners' lounge and catering kitchen. Adjoining the former restaurant is a traditional Welsh cottage, affording comfortable living accommodation. Within the well laid out grounds is a fully equipped static caravan, standing within its own curtilage. There is also land adjoining the property, ideal for those wishing to keep animals and/or grow their own vegetables

Accommodation (approximate measurements only)

FORMER RESTAURANT

Dining Area

25'x 16'6 on split level, feature natural slate cladding to some walls, open arch dividers, mahogany bar, wood burning stove. Door leading to large slated patio area to the front, ideal for pre-meal drinks, morning coffee etc.



Ladies & Gents Toilets	each with heathertile floor, wash-basin and wc
Diners' Lounge	28'6" x 11'6" with feature inglenook fireplace having multi-fuel stove, settles and sea chest tables. Double glazed doors leading out to small paved patio area. This room has previously been used as an additional dining area and function room.
Staff Bedroom	12'6" x 7'6" with electric storage heater, fitted wardrobe.
Dry Storage Room	8'6" x 8
Office	8'6" x 6'6" with telephone point, shelving and floor safe.
Catering Kitchen	18'6" x 16'6" with stainless steel sink, wash-hand basin, tiled walls, heathertile floor, stainless steel shelving and tables. Fluorescent tube ceiling lighting.
Stillroom/ Preparation Room	10'6" x 10' with heathertile floor, stainless steel sink, base units and worktops. Glazed entrance door to diner's lounge.
Staff Toilet & Bathroom	Situated outside of kitchen, next to backdoor entrance. with 3 piece suite, airing cupboard and mains fuse box.

PENBRYN BACH COTTAGE

Attached to the former restaurant but totally self-contained



GROUND FLOOR

Conservatory/ Entrance Porch	19' x 8' entrance door with porthole, being an 'original ship's door', leading to hallway with beamed ceiling, electric storage heater.
Lounge	12' x 10'6" with exposed ceiling beams, open hearth fireplace having back boiler. Recessed wall shelving, wall lights, 'French' doors leading to:-
Conservatory	with dining table and chairs.
Dining Room	9'3" x 9' a cosy room with beamed ceiling, original steps to doorway leading to Diners' lounge of the former restaurant building (now blocked off)

Galley Kitchen 15'6" x 6'6" with a comprehensive range of fitted units and cupboards, stainless steel sink unit, exposed ceiling beams, recessed fireplace, storage heater.

Bedroom 1 10' x 9'6" with electric storage heater and fitted wardrobe.

Bathroom with panelled bath having electric shower control, wash-basin and wc. Cupboard housing cylinder and immersion heater.

FIRST FLOOR

Crog Loft Bedroom 1 14' x 9' with fitted wardrobe.

Crog Loft Bedroom 2 10' x 8'6" with fitted wardrobe.

OUTSIDE

Laundry Room and Log Storage Shed

The property stands in 1 ½ acres, or thereabouts, of land to include the former restaurant parking area. Attractive cottage garden, paved areas and palm trees/grapevines. Superb views over the whole of the Peninsula.

Detached Garage/Utility 21' x 10' formerly used as storage for the restaurant. Propane gas store

4/6 BERTH MODERN STATIC CARAVAN WITH SEA & MOUNTAIN VIEWS



**Comprising: Lounge/Diner – Fitted Kitchen – Large Double Bedroom & En-Suite
Twin Bedroom - Bathroom**

Services Mains water & electricity (3 phase to catering kitchen)
Private septic tank drainage

Tenure Freehold with vacant possession upon completion.

EPC APPLIED FOR

THESE PARTICULARS ARE THOUGHT TO BE MATERIALLY CORRECT THOUGH THEIR ACCURACY IS NOT GUARANTEED AND THEY DO NOT FORM PART OF ANY CONTRACT

NOTE: The Agents have not tested any electrical installation, central heating system (if any) or other appliances and services referred to in these particulars and no warranty is given as to their working ability.

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