



Seven Stars Guest House., Cardigan, SA43 2NR

Offers in the region of £318,000



CARDIGAN
BAY
PROPERTIES

EST 2021





Seven Stars Guest House., Llechryd, SA43 2NR

Offers in the region of £318,000

- 5 bed detached property. Currently set up as a licenced guest house
- 4 bedrooms are en-suite
- Popular village location, close to coast
- Flexible accommodation with further potential
- Less than 15 mins drive to beach.
- With restaurant and B&B
- Spacious car park to rear
- Located on the road between Market Town and coastal tourist destination
- Owners/managers accommodation
- Energy Rating: E

About The Property

A detached property which is part residential & part commercial, currently set up as a licenced guest house would be ideal for a Bistro, Tea room, Coffee shop or even a Gin bar (subject to necessary consents). It has a bar area, restaurant and guest en-suite rooms ideal for B&B, with private owners'/managers' accommodation above, situated in a central location within the popular village of Llechryd, close to the stunning market town of Cardigan in West Wales. This property offers the opportunity for the very best of country and village living with income potential.

Llechryd has many amenities such as a primary school, a village shop, beautiful river walks, and much more. Nearby Cardigan offers larger and boutique shops, supermarkets, schools, further education college, and so much more. And the stunning coast of Cardigan Bay is less than 10 minutes drive away with all its magnificent sandy beaches and the Ceredigion coastal path. Making this area ideal for walkers and people holidaying in the area.

The property is arranged as follows: The ground floor of the property provides a wealth of features and an attractive trading environment. From the front, a door leads into the porch, which opens into the main area which currently has a bar, with tables and seating arranged, a gas-fired fireplace on one end, a bar in a central location, with a dishwasher and a small wash hand basin (and door out to the rear hall). Steps lead up to the gents' and ladies' toilets, a store room with the boiler room (housing the oil-fired boiler that serves the whole premises) attached, and the rear entrance out to the car park. On the other side of the bar area is an archway leading to the restaurant, with space for 28/30 covers in its current set-up, doors out to the kitchen, and double patio doors out to the enclosed beer/tea room garden.



Details Continued:

Behind the bar (and accessed from the restaurant,) is a hallway, with space for commercial fridges and freezers, a door out to the rear of the property and doors to the cellar, with sink, door to rear, space for kegs, and Python cooling system, and the commercial kitchen, with stainless-steel fitted units and prep areas, commercial 8 ring gas oven and hob, fryers, toaster, two microwaves, space for fridges, hand wash sink, and space for storage of kitchen utensils and crockery.

On the first floor, accessed via a door from the rear of the property, separate from the bar and restaurant area, upstairs, are the B&B rooms, and the

owner's/managers' accommodation flat. The B&B section consists of three double bedrooms, all with en-suite shower rooms, and offer good income potential for the new owners. There is also one room currently used as the office, but could easily be used as a single guest room, and there is a useful storage cupboard off the first-floor landing and attic access.

At the far end of the landing is a door leading into the owner's/managers' accommodation. With a small hallway with storage cupboards housing the airing cupboard and water pumps that power the showers, attic access and doors to the open-plan lounge/kitchen/dining area. With a

fitted kitchen, dining area, and spacious lounge area. A door off to the double bedroom, with an en-suite shower room.

Externally:

To the front is a good road frontage area, with space for a couple of picnic tables/outside seating, and gives access to the front of the property. A drive leads down the right-hand side to the rear of the property and to the car park, with space for over 15 vehicles. There is a door into the rear of the bar area, passing the toilets, and also a door into the cellar and into the rear hall (down a couple of steps). Steps and a path lead from the car park down to the Beer Garden, through a wooden gate (passing the oil tank), with a patio area outside the restaurant doors, and steps up to a lawn area which again has space for several picnic tables for guests/customers to enjoy outside dining, and a decked area at the far end. There is a door giving access to underneath the stairwell of the B&B/Owners/Managers accommodation which offers very useful storage.

There is a small additional garden area to the far end of the car park which offers the owners/managers space to relax etc

All in all, this is a very versatile property, which can carry on in its current form as a village pub with a restaurant and B&B, or the new owners could focus more on the food side of the business, or even, subject to change of use planning permission, the property could be turned into a very spacious family home.

Porch

4'10" x 5'6"

Main Bar Lounge

14'9" x 31'5"

Restaurant Area

28'0" x 14'10"

Rear Hall

10'7" x 5'5"

Ladies Toilet

9'0" x 5'7" max inc cubicle

Gents Toilet

6'5" x 7'6" max, inc cubicle

Store Room

10'11" x 11'4"

Boiler Room

12'0" x 4'0"

Hall Behind The Bar

10'6" x 11'0" I shaped

Bar Cellar

8'10" x 6'2"

Commercial Kitchen

14'6" x 10'5"

B&B and Owners/Managers Living

Entrance Hall

3'11" x 6'6"

Landing

14'8" x 6'7" max

Inner Landing

7'11" x 18'11" x 10'0" max, staggered

Office/Bedroom

10'2" x 7'0"

B&B Bedroom 1

10'8" x 13'7"





En-Suite 1
7'0" x 3'10"

B&B Bedroom 2 (No 5 On Door)
10'5" x 10'3" max

En-Suite 2
5'11" x 7'5"

B&B Bedroom 3
10'5" x 11'8"

En-Suite 3
3'10" x 7'5"

Entrance Hall of Owners Living
10'4" x 5'2"

Open Plan Living/Diner/Kitchen
14'5" x 21'2" I shaped

Owners/Managers Bedroom
15'1" x 10'1"

En-Suite 4
5'1" x 5'2"

Storage Under Stairs

IMPORTANT INFORMATION:

VIEWINGS: By appointment only. We would respectfully ask you to contact us before you view this property internally or externally.

TAX BAND: B, Ceredigion County Council -
COMMERCIAL ELEMENT: Current rateable value (1 April 2017 to present) £3,400

TENURE: We are advised that the property is Freehold

GENERAL NOTE: Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed in these details have not been tested.

SERVICES: We have not tested any services to this

property. We are advised that this property benefits from mains drainage.

FLOOD RISK: Rivers/Sea - N/A - Surface Water: N/A

COASTAL EROSION RISK: None in this location

BROADBAND: Superfast available - Max download speed - 80 Mbps Max upload speed - 20 Mbps

PLEASE CHECK COVERAGE FOR THIS PROPERTY HERE - <https://checker.ofcom.org.uk/> (Link to <https://checker.ofcom.org.uk/>)

MOBILE SIGNAL/COVERAGE: Restricted Signal, please check network providers for availability, or please check OfCom here -

<https://checker.ofcom.org.uk/> (Link to <https://checker.ofcom.org.uk/>)

OTHER COSTS TO BE AWARE OF WHEN PURCHASING A PROPERTY:

LAND TRANSACTION TAX (LTT): You may need to pay this if you buy property or land in Wales, this is on top of the purchase price. This will vary on each property and the cost of this can be checked using the Land Transaction Tax Calculator on the Gov.Wales website <https://www.gov.wales/land-transaction-tax-calculator>.

BUYING AN ADDITIONAL PROPERTY: If you own more than one residential property, you could be liable to pay a higher rate of Land Transaction Tax (sometimes called second home Land Transaction Tax). This will vary on each property and the cost of this can be checked using the Land Transaction Tax Calculator on the Gov.Wales website <https://www.gov.wales/land-transaction-tax-calculator> - we will also ensure you are aware of this when you make your offer on a property.

MONEY LAUNDERING REGULATIONS - PROOF OF ID AND PROOF OF FUNDS: As part of our legal obligations to HMRC for Money Laundering Regulations, the successful purchaser(s) will be required to complete ID checks to prove their identity. Documents required for this will be a valid photo ID (e.g. Passport or Photo Driving Licence) and proof of address (e.g. a recent Utility Bill/Bank Statement from the last 3 months). Proof of funds will also be required, including any bank or savings statements from the last 3 months & a mortgage agreement in principle document, if a mortgage is required. Please ensure you have these in place at the point you make an offer on a property so as to save any delays.

CAPITAL GAINS TAX: If you are selling an additional property, or a property with land, you may be liable to pay Capital Gains on the gains made on the property. Please discuss this with an accountant to find out if any tax will be liable when you sell your home. More information can be found on the Gov.UK website here - <https://www.gov.uk/capital-gains-tax>

SOLICITORS/SURVEYORS/FINANCIAL ADVISORS/MORTGAGE APPLICATIONS/REMOVAL FIRMS ETC - these also need to be taken into consideration when purchasing a property. Please ensure you have had quotes ASAP to allow you to budget. Please let us know if you require any help with any of these.

VIEWING INFORMATION: The property is part residential part commercial set up as a guest house. The current rateable value of the commercial element is £3,400. The property is located on the side of the A484. The owners have tried to change the use of this property to fully residential but that was refused by the planners.

HW/HW/02/23/OK/













DIRECTIONS:

From Cardigan, head out on the A484 heading for Newcastle Emlyn until you reach the village of Llechryd. You will find this property on your right hand side, not long after the garage, denoted by our for sale board.





This floor plan has been designed as a visual aid to identify room names and positioning within the building. Some doors, windows or fittings may be incorrectly sized or positioned as these are included for identification purposes only. This is not a working drawing and is not to scale. Plan produced using PlanUp.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		66
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Contact Tania on 01239 562 500 or tania@cardiganbayproperties.co.uk to arrange a viewing of this property.

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Unit 4a Parc Aberporth, Aberporth, Cardigan, Ceredigion, SA43 2DZ

T. 01239 562 500 | E. info@cardiganbayproperties.co.uk

www.cardiganbayproperties.co.uk



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