

A historic seaside village pub, restaurant and accommodation. Huge diverse potential. Seafront location. Llangrannog - West Wales.



The Ship Inn, Llangrannog, Ceredigion. SA44 6SL.

£420,000

Ref C/2243/DD

****The opportunity exists of acquiring an iconic seaside village inn (c1835)**In the centre of the picturesque and popular coastal village of Llangrannog on the Cardigan Bay West Wales Heritage coastline**A renowned well established village inn**A substantial property of diverse potential and suiting a variety of commercial purposes**Currently the premises are not trading but the accommodation provides a public house, restaurant and proprietors accommodation****

Llangrannog is one of the most picturesque seaside villages along this West Wales coastline. It lies in the narrow valley of the River Hawen which falls as a waterfall near the middle of the village to its lovely sandy beach. Llangrannog is on the All Wales coastal path some 6 miles south west of New Quay. Less than an hours drive from Carmarthen and the link road to the M4 motorway.



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GENERAL

The premises are extensive and currently providing ground floor bar lounge and bar servery, games room, toilets and beer cellar and to the first floor a most pleasant nicely laid out restaurant and catering kitchen.

The premises as a whole incorporates a side building which offers to the first floor private proprietors accommodation. This side building has excellent potential for conversion to a variety of purposes and most certainly as two separate dwellings (subject to consent).

The Premises, although currently closed are attractively decorated and kitted out with a nautical theme and could be made ready for trading more or less immediately.

Provides more particularly as follows -

PLEASE NOTE

The large car park area to the side of The Ship Inn is not under the same ownership and is not for sale.

The Ship Inn has parking at the side for 2-3 cars.

GROUND FLOOR

Bar and Lounge





37' 0" x 22' 3" (11.28m x 6.78m) (max) with exposed timber floor, front exterior door. Inglenook fireplace with a wood burning stove.

Bar Servery

28' 8" x 6' 3" (8.74m x 1.91m) in length.



24' Inner Hallway

leads through to -

Beer Cellar.

11' 3" x 6' 4" (3.43m x 1.93m)

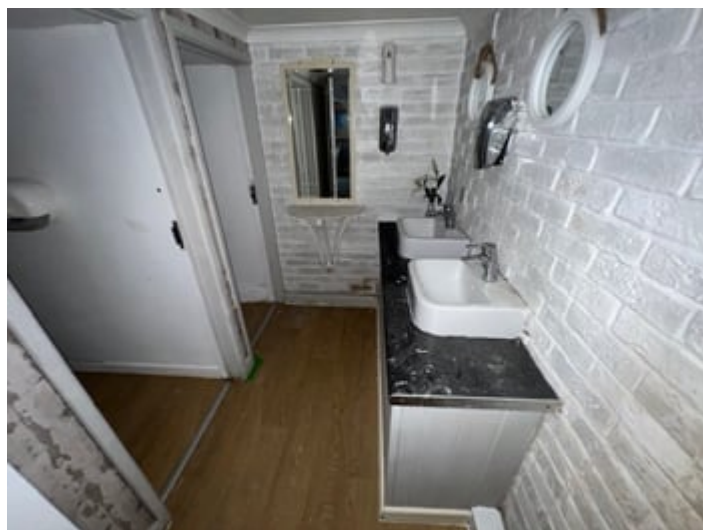


Adjacent Store Room / Bottle Store.

Games Room



Ladies and Gents Toilets off



FIRST FLOOR



From the Bar a wide dog leg staircase leads to the First Floor which offers

Restaurant

24' 2" x 22' 0" (7.37m x 6.71m) (max) with exposed ceiling timbers and A beams, fireplace housing a wood burning stove, tables and chairs with covers for 30 plus. Front aspect windows with views over the seafront.





Catering Kitchen.



19' 0" x 9' 5" (5.79m x 2.87m) and very well equipped.

Rear Entrance Hall

With side exterior door. Accessed from exterior side lane.
Provides -

Store Room/Hall

19' 10" x 18' 0" (6.05m x 5.49m) overall which incorporates a
-

Cold Room

8' 2" x 6' 4" (2.49m x 1.93m)



First Floor Proprietors Accommodation

Vestibule

9' 2" x 5' 8" (2.79m x 1.73m)

Inner Hallway



8' 5" x 5' 3" (2.57m x 1.60m) with timber floor.

Kitchenette

6' 9" x 5' 9" (2.06m x 1.75m) with laminate flooring, new fitted units and worktops, stainless steel single drainer sink unit with mixer taps, slot in oven, automatic washing machine.



Front Lounge



18' 8" x 14' 7" (5.69m x 4.45m) with 2 front aspect windows.

22' Inner Hallway

Leads to -

Double Bedroom 1



12' 1" x 10' 2" (3.68m x 3.10m) with front aspect window.

Double Bedroom 2



12' 2" x 10' 6" (3.71m x 3.20m) with front aspect window.

Rear Shower Room



9' 5" x 6' 5" (2.87m x 1.96m) (max) incorporating a large walk in shower, low level flush toilet, vanity unit with inset wash hand basin, heated towel rail.

Rear Single Bedroom 3/Office

9' 2" x 6' 6" (2.79m x 1.98m) with rear opaque window.

EXTERNALLY

To The Front





Immediately to the front is a large beer garden 35' 0" x 25' 0" (10.67m x 7.62m) approx with a paved slab surface currently with 5 picnic tables.

An attractive South West facing sitting area overlooking the beach.

PLANS

Block plans of the current accommodation as well as potential/proposed floor plans are available from the Agents office.

MONEY LAUNDERING

The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required, or mortgage in principle papers if a mortgage is required.

TENURE

The property is of Freehold Tenure.

Services

Mains Electricity, Water and Drainage. LPG Gas heating.

MATERIAL INFORMATION

Council Tax:

N/A

Parking Types: Private.

Heating Sources: Gas.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: None.

Accessibility Types: None.

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

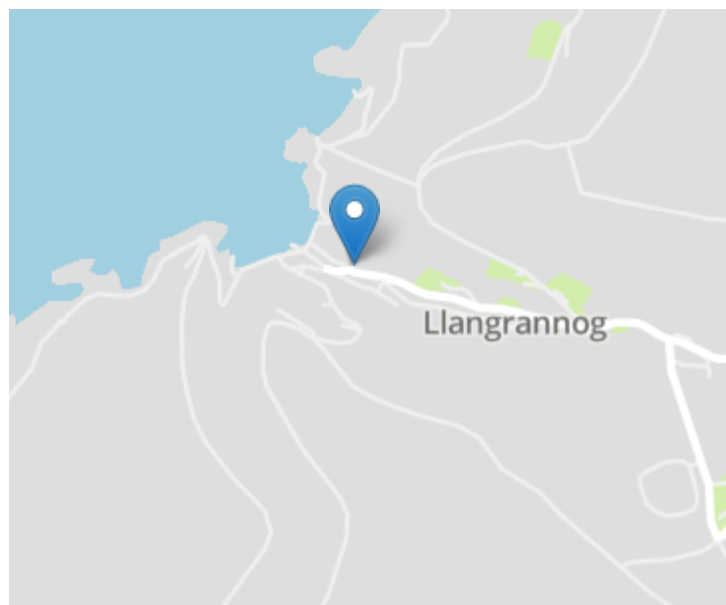
Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No



Directions

As you reach the village of Llangrannog you will see The Ship Inn immediately on the right hand side adjacent to the village car park.

For further information or
to arrange a viewing on this
property please contact :

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