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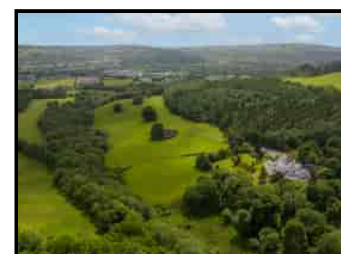


RICS



Since 1989

An imposing Grade II listed Country House Hotel and wedding venue with 17 bedrooms. Set within 8.2 acres. Lampeter. Ceredigion. Mid/West Wales.



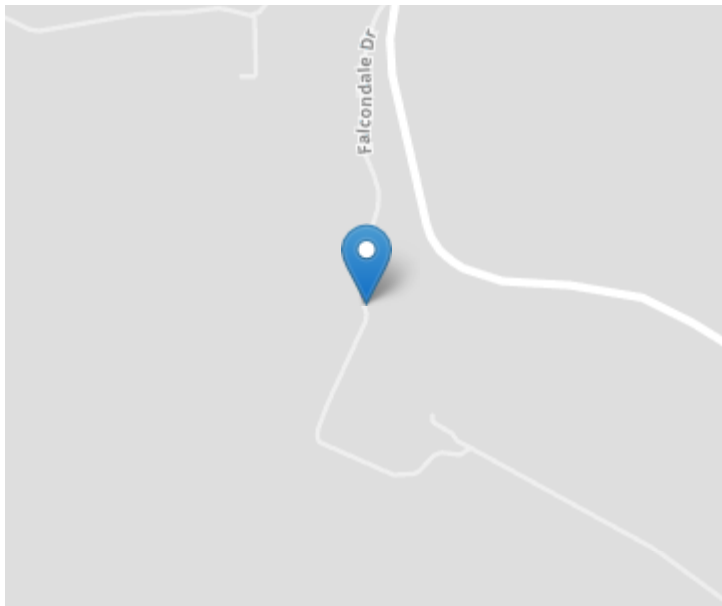
Falcondale Mansion Hotel, Falcondale Drive, Lampeter, Ceredigion. SA48 7RX.

C/1264(A)/RD

£1,300,000

** An imposing Grade II listed Country House Hotel and wedding venue ** 17 individually designed en-suite bedrooms presented to an excellent standard ** Multiple public areas which include a highly regarded restaurant and dining areas ** Grounds comprise of formal gardens, woodland, attractive rural countryside ** Private road entrance ** Highly respected business with an enviable reputation ** Town flagship premises ** Elevated position enjoying an attractive rural setting and aspect **

The property is located on the fringes of the market town of Lampeter, a key strategic town along the Teifi valley. The town offers a good level of local amenities and services including primary and secondary schools, university (part of Trinity St. David University group), supermarkets, traditional high street offerings, doctors surgery, excellent road connectivity and public transport provision. Lampeter is located 45 miles to the north of Swansea, 25 miles to the south of Aberystwyth and 74 miles north west of Cardiff. The M4 and Carmarthen are within 30 minutes drive of the property. The Cardigan Bay coastline at Aberaeron is within 20 minutes drive. The town population is just under 3,000 rising to approximately 4,000 during the university term time.



THE FALCONDALE HOTEL



Situated in its own picturesque landscape setting, the Falcondale set in a rural location within the Teifi valley within a mile of the university and market town of Lampeter along a private drive owned by the hotel.

The property is Grade II listed for the reason that it is an unusually distinctive example of mid 19th century Italianate country house in the West Wales region, believed to have been erected in 1859 by Talbot T Burry of London for J B Harford of Blaise Castle, Bristol, owner of the Peterwell Estate in Lampeter.

INTERNALLY

The property benefits from multiple well presented public areas, Valley restaurant (80 covers) and Peterwells relaxing lounge with wood burner. In addition there are casual formal dining areas at ground floor level which can be open and closed in differing configurations allowing for flexible uses.

Guest accommodation comprises 17 individually designed en-suite double bedrooms presented to an exceptional standard, some of which benefit from balconies overlooking the Teifi

valley.

The hotel has ample ancillary accommodation including a commercial kitchen and cellar.

STAFF ACCOMMODATION

Staff accommodation within the hotel comprises 2 x en-suite rooms. In addition there is a self contained 1 bedroom flat with split level kitchen, dining and living area, large bedroom, dressing room and bathroom.

Additionally there is a self contained 2 storey cottage adjacent to the hotel. The accommodation comprises 2 x double bedrooms and an open plan kitchen, dining and living space with bi-fold doors and patio doors to wrap around balcony.

BUSINESS/OPPORTUNITY

The Falcondale (www.thefalcondale.co.uk) is a long established and well regarded business that enjoys good levels of trade and excellent reviews on Tripadvisor.

There are no competing businesses or properties within a 15 mile radius that offer the same standard of accommodation.

The business is being offered to the market as a retirement sale and affords an excellent opportunity for new owners to drive trade forward.

FINANCIALS

Accounting information is available to bonafede interested parties who have in the first instance visited the property and will be made available on request.

PLANNING

The property benefits from C1 use but may be suitable for conversion for alternative uses subject to planning consent.

A planning appraisal is available to interested parties after a formal viewing.

VAT

VAT if applicable will be charged at the standard rate.

VIEWINGS

Viewings only by appointment through the sole selling agents Morgan and Davies.

THE PRICE

The price includes the freehold interest, fixtures and fittings and goodwill.

BUSINESS RATES

The rateable value is £42,750.

Interested parties should make their own enquiries with the Local Authority to verify this information.

ACCOMMODATION

The accommodation provides as follows:

Vestibule

with double door entrance, front windows and access into:



Reception

accessed via double glass doors, slate flagstone flooring, front reception desk with slate counter, radiator, original archways.



Front Office

7' 5" x 11' 5" (2.26m x 3.48m) to the rear of reception, rear window, multiple sockets, access to:

Middle Office

10' 10" x 11' 3" (3.30m x 3.43m) side window, range of large storage cupboards, radiator, IT hub, multiple sockets.

Back Office

14' 2" x 19' 4" (4.32m x 5.89m) accessed from inner hallway, a large managers office with feature side window, laminate flooring, radiator, fitted cupboards, multiple sockets, BT point.

Peterwells Restaurant

25' 5" x 17' 7" (7.75m x 5.36m) with feature fire surround with multi-fuel burner, slate hearth, side windows, glass panel alcove cupboards, 10' 7" double glass doors and side windows to front patio with country views and overlooking the garden,

double glass doors to conservatory and rear access to bar servery, exposed timber flooring.



Gallery Lounge

16' 8" x 29' 9" (5.08m x 9.07m) accessed from the reception hallway, marble period fireplace and original case iron fire surround, alcove shelving, 2 x radiator, cladding timber doors into:



Main Lounge/Restaurant

17' 3" x 36' 0" (5.26m x 10.97m) into main lounge with ample space for dining and large furniture, 2 x front windows to conservatory with views over the gardens and countryside, double glass doors to conservator, marble fireplace and surround, double doors into Valley restaurant.





Bar Servery

Painted timber bar with 3 beer pumps, numerous under-larder bottle fridges, ice machine, stainless steel sink and drainer with mixer tap, range of shelving, Fraccino coffee machine, 2 x radiator, period marble fireplace with cast iron fire.



Conservatory

7' 4" x 43' 8" (2.24m x 13.31m) a notable feature of the property with recently installed floor to ceiling glass windows and doors to front patio area with wonderful views over the garden and adjoining countryside towards Lampeter town, space for 14+ covers, 2 x heaters, multiple sockets, slate flooring.



Valley Restaurant

20' 0" x 38' 0" (6.10m x 11.58m) providing further flexible restaurant space, dual aspect windows to front and side enjoying countryside views, period fireplace and surround, doors to main stairwell with access to lift and staircase to the rear section of the hotel, under-stairs storage cupboard and surround and access into:



Servery

20' 0" x 27' 0" (6.10m x 8.23m) with a range of fitted racking and shelving, Polar drinks fridge, door to Valley restaurant, Polar fridges, stainless steel sink and drainer with mixer tap, Hobart ecomax dishwasher.

Kitchen

14' 0" x 25' 0" (4.27m x 7.62m) with Lincat 6 hob gas oven, Falcon grill, Blue Seal oven and hobs, commercial cooker hood over, Lincat and Buffalo fryers, 2 x stainless steel sink and drainer with mixer taps, Lincat glass fronted ovens and wash station, numerous fridges, double drawer kitchen island, stainless steel shelving, windows.

Prep Room

with walk-in fridge and walk-in freezer.

Cellar

accessed via original stone and slate steps leading down to original cellar with 7' height throughout, the area split into:

Cold Store

11' 7" x 14' 7" (3.53m x 4.45m) with fan assisted refrigeration system, red quarry tiled flooring, stainless steel sink and drainer with mixer tap, slate shelving.

Storage Area 1

16' 9" x 8' 11" (5.11m x 2.72m) with a range of timber shelving and lockable wine/drinks store.

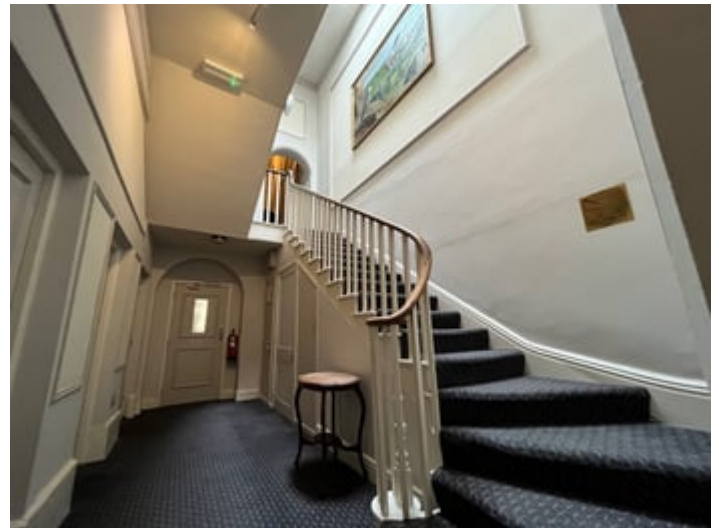
Storage Area 2

13' 0" x 14' 0" (3.96m x 4.27m) split into 3 arched spaces with multiple shelving.

Rear Inner Hallway

with access to boiler room and courtyard and also:

Back Stairway



original staircase and central access to first floor landing.

Gents WC and Baby Changing Facilities.

Courtyard

50' 5" x 19' 0" (15.37m x 5.79m) currently used as additional storage with original slate flagstone flooring, 13' 5" ceiling heights, double glass doors to side, potential for additional accommodation.



Store Room

13' 6" x 25' 0" (4.11m x 7.62m) previously set up as a bar for special events, electric connections and access to:

Rear Hallway

with rear door to the back of the hotel, Belfast sink, potato rumbler, ice machine, multiple sockets.

Staff WC

His and hers WC

Laundry Room

22' 5" x 11' 7" (6.83m x 3.53m) with Electrolux 410SH washing machine, 2 x Electrolux compos pro dryers, range of timber shelving, multiple sockets, access to:

Maintenance Area

14' 8" x 14' 9" (4.47m x 4.50m) useful property maintenance area with its own sliding external door, single wash hand basin, range of shelving, quantity of maintenance equipment, side window.

FIRST FLOOR

Landing

Accessible from the main stairs and also the back staircase (which is near the reception area) providing access to:

Harford Suite

17' 7" x 33' 1" (5.36m x 10.08m) currently a conference room that could easily be split into additional bedroom space, large window to front, multiple sockets, 3 x radiators.



Inner Hallway

providing access to:

Beauty Room

currently let out on a private arrangement but could easily be additional bedroom with its own en-suite.

Residents Lounge

18' 6" x 29' 9" (5.64m x 9.07m) with feature glass ceiling with glass light feature over, multiple sockets, radiator, side glass panels, access to back stairs and main stairwell.





FIRST FLOOR

The first floor provides access to rooms 4, 5, 6 and 7 with side views over the adjoining countryside being double bedrooms all enjoying en-suite facilities.

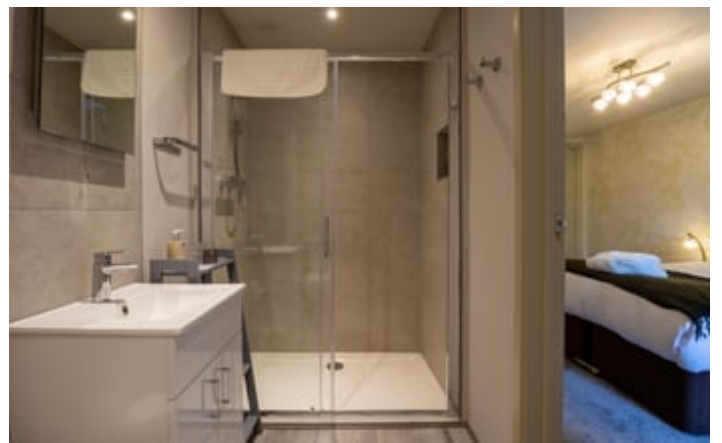
Rooms 8, 9, 11 and 12 enjoy large double bedroom space overlooking the front of the property with views over the countryside towards Lampeter with supporting en-suite facilities.

Many of these rooms have been subject to recent refurbishment.

Room 14 is a double bedroom located to the side of the property and will be renovated in January 2024.

Rooms 2 and 3 are positioned to the side enjoying countryside views with en-suite facilities and connecting door within the inner hallway leading through to room 1 with en-suite and views to the side and private flat which could easily be a separate apartment hotel apartment or additional bedrooms space.







SECOND FLOOR

Providing space for bedrooms 17 and 23 with countryside views to front and en-suite facilities.

Rooms 19, 20, 21 and 22 enjoy rear and side views with en-suite facilities and access to the flat roof to maintain the glass skylight and also separate access to the loft attic space which is currently used for storage.

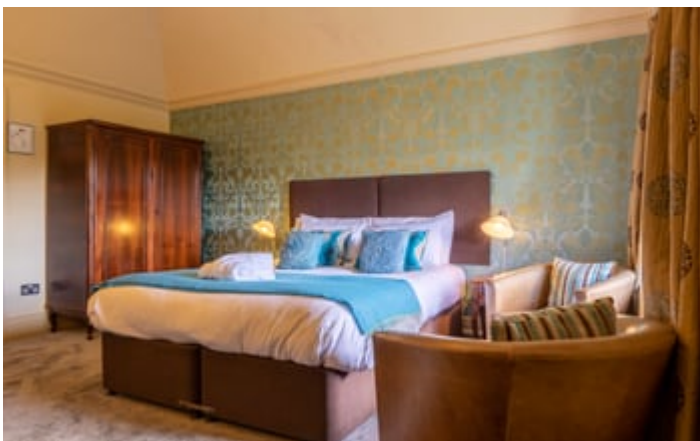




EXTERNAL

Access & Gardens

The property is approached via its own private driveway which links the Falcondale to Lampeter town and also to the Aberaeron road towards the Cardigan Bay coastline. The hotel benefits from parking spaces for 50+ vehicles just to the side of the main house with tarmacadam driveway leading to the main reception area and front vestibule.





Front Patio

The front patio is some 15' wide and runs along the entire frontage of the property providing access to the mature gardens to the front and side benefiting from local and native species of planting, predominantly laid to lawn and ideal for wedding photography and relaxation or entertainment space.



Falcondale Gardens

To the side of the entrance is the walled garden which is stepped up from the car parking level, enchanting and private setting, completely enclosed by stone walls and mature hedgerows and planting bound by the private driveway with separate access onto for maintenance.

Tennis courts, summerhouse, feature decorative garden areas, range of feature trees and planting and a wonderful outlooks over the adjoining countryside.

To the rear of the main hotel are some useful outbuilding used for storage of equipment and garden maintenance machinery and also provides access to the self contained 2 storey cottage.





2 STOREY COTTAGE

The accommodation provides 2 double bedrooms and an open plan kitchen/dining and living space with bi-fold patio doors to wrap around balcony overlooking its own private garden.



Services

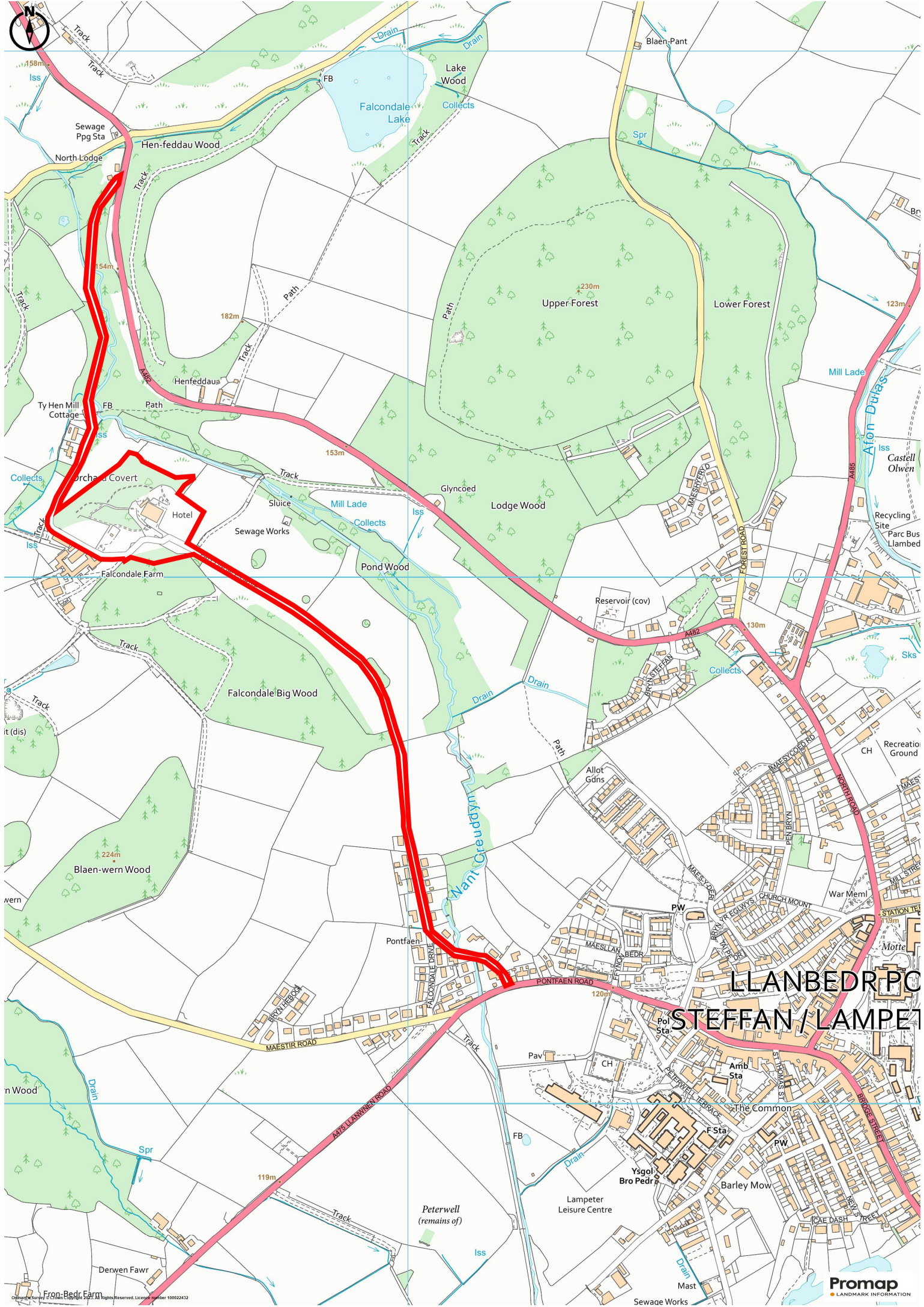
We are advised that the property benefits from mains water and electricity. Private drainage. Oil central heating.

Council Tax: Band B

Business Rates: Rateable value is £42,750

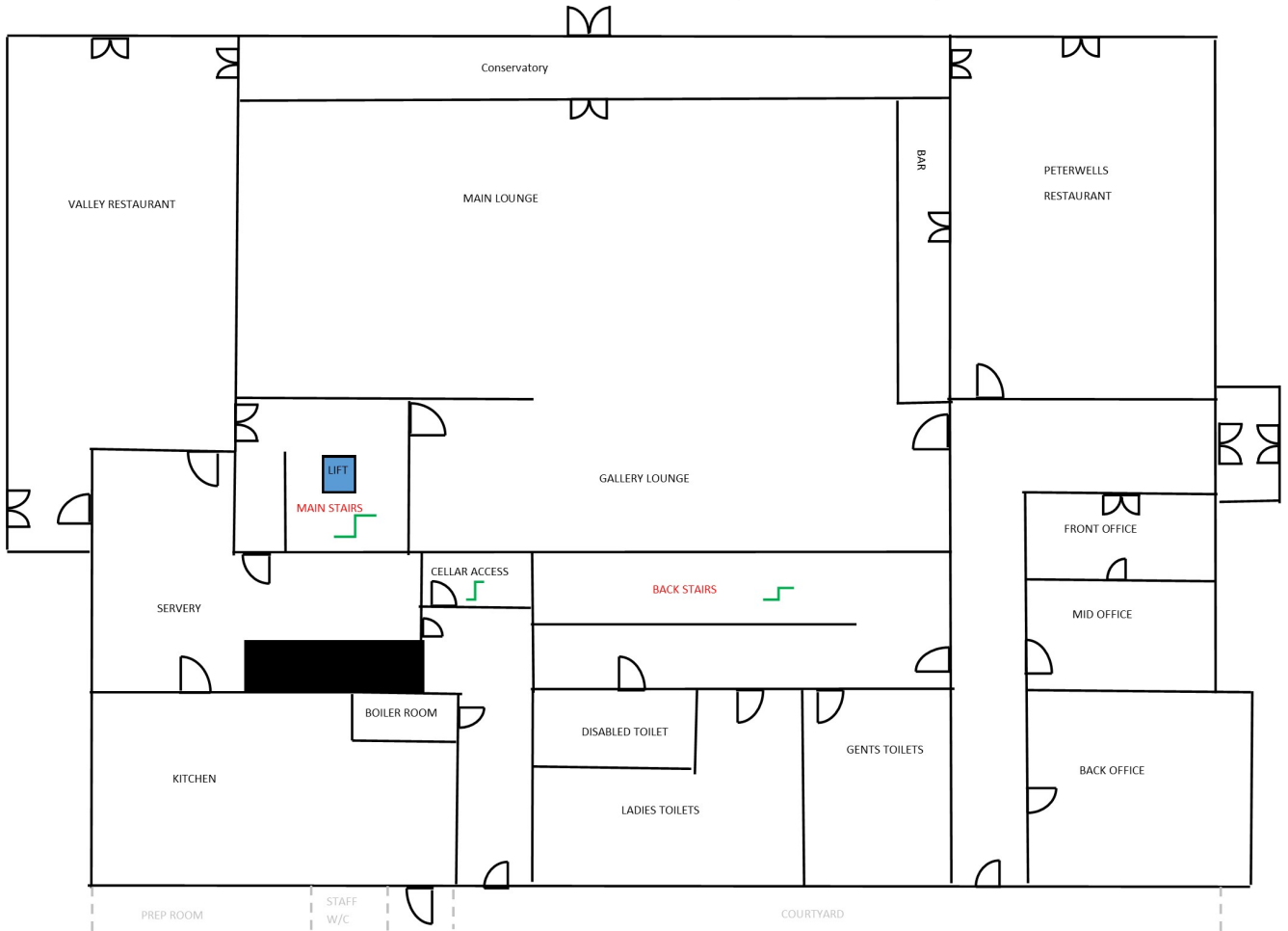
Directions

From Lampeter town centre, head west onto High Street and onto the A475 as if you are heading out of the town. Passing the university playing fields on your left and will see a signpost for the Falcondale Hotel. Follow this road until you reach the front of the Hotel.

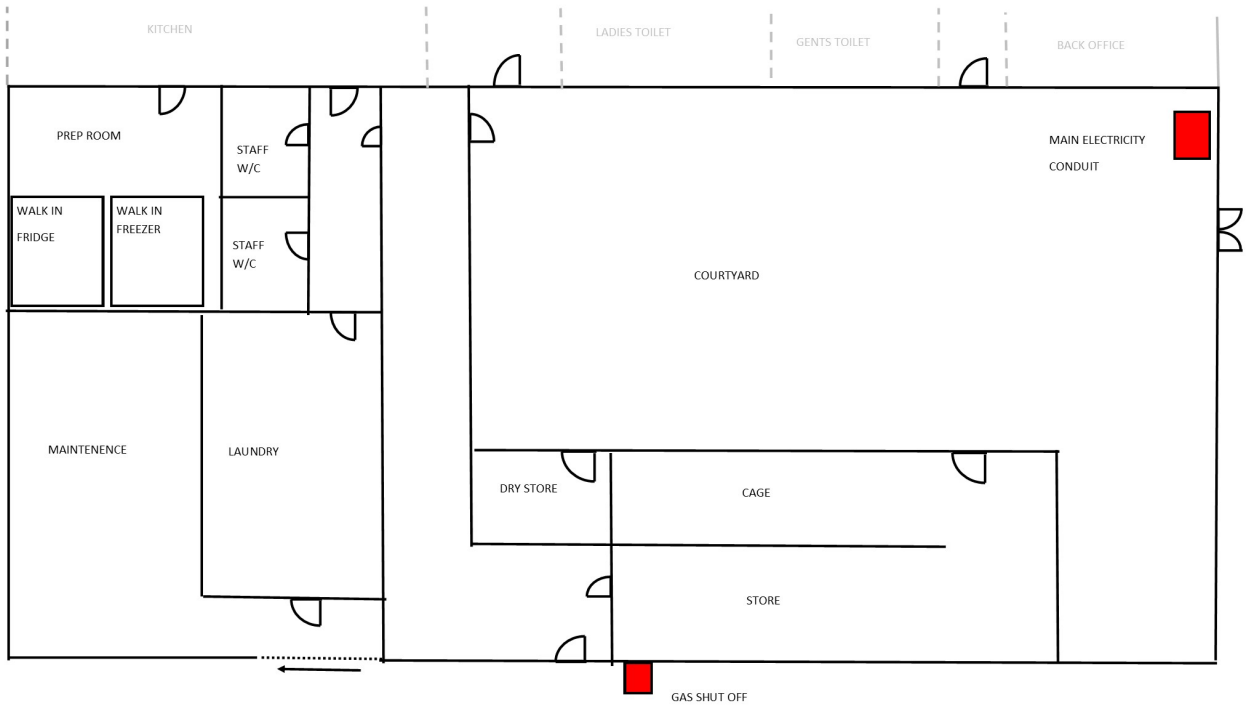


LLANBEDR PO STEFFAN / LAMPET

FALCONDALE HOTEL—GROUND FLOOR ORIGINAL BUILDING (ROOM SIZES NOT TO SCALE)



FALCONDALE HOTEL—GROUND FLOOR EXTENSION (ROOM SIZES NOT TO SCALE)



FALCONDALE HOTEL—FIRST FLOOR ORIGINAL BUILDING (ROOM SIZES NOT TO SCALE)

