



Tenure: See legal pack

Local Authority: Conwy County

Energy Performance Rating (EPC): Current Rating TBC



Commercial

Ye Olde Bull Inn, Lianbedr-y-Cennin, Conwy LL32 8JB

***GUIDE PRICE**

£200,000 + (plus fees)

Detached Two Storey Former Public House on 0.68 Acre/0.28 Hectare Site

This Grade II Listed property is situated on an incline above Tal-y-Bont and enjoys stunning views over the Conwy valley. The property dates from the late 17th Century or early 18th and was originally used by drovers to take livestock from the mountains to markets further east. Internally there is a feature inglenook fireplace and a low beamed ceiling (legend has it that some of the beams came from the Spanish Armada). The property occupies an extensive site of approximately 0.68 acres/0.28 hectares. Suitable for a variety of alternative uses subject to obtaining any necessary planning consents. There may be some fixtures, fittings and contents remaining in the premises on completion.

Please note there is VAT payable on this Lot (see Legal Pack for details)

Description

Ground Floor: Main Bar, Servery, Kitchen, Ladies & Gents WC's

First Floor: Living Room, Two Bedrooms, Office, Bathroom

Cellar

Outside: There are extensive grounds comprising a car park for 22 vehicles, a garage, elevated patio and a substantial beer garden.

Additional Fees

Administration Charge: Purchasers will be required to pay an administration fee of 0.6% inc VAT, subject to a minimum of £900 inc VAT

Disbursements: Please see legal pack for any disbursements that may become payable by the purchaser on completion.