

The Old Rectory Hotel
Llangattock, Crickhowell NP8 1PH

Estate Agents

Taylor & Co

Abergavenny

Asking Price
£1,300,000

The Old Rectory Hotel

Llangattock, Crickhowell, Powys, NP8 1PH

22 En-suite Bedrooms | Two Bars | Events/Conference Room | Restaurant, Private Dining & Conservatory | Set in circa 11 acres | Guest cloaks facilities on two floors
Hotel Reception with fireplace | Commercial Kitchen | Laundry Room | Housekeeping Room | Offices & Staff Restroom | Lift service to first floor
Extensive car parking facilities | Freehold investment opportunity with potential for change of use and development subject to consent
Prime position in the Bannau Brycheiniog National Park with extraordinary views towards the Black Mountains, Mynydd Llangatwg, Table Mountain & the Beacons
Easy road access to Abergavenny & Brecon plus further afield to Cardiff (50mins) & Bristol (1hr) | Array of gastro pubs, cafes & independent shops all close-by
Monmouthshire & Brecon Canal within walking distance | Popular tourist area with walking & outdoor leisure activities all widely available

Nestled within the stunning landscape of the internationally famous Bannau Brycheiniog - Brecon Beacons - National Park in Wales, amidst the scenic backdrop of the Usk Valley which is brimming over with mountains, rivers, canals and woodland trails, this handsome 22 en-suite bedroom country house hotel is set within expansive grounds of circa 11 acres and is approached via a sweeping driveway with open lawns and extensive parking facilities. Comprising the hotel, restaurant, bar, conservatory, plus an events / conference room with its own dedicated bar, this represents an excellent opportunity for buyers to acquire a commercial property which is not actively trading thus providing interested parties with the freedom to create a fine hotel, wedding and dining experience to their own specification and brand.

Entered through a large, welcoming reception with cosy lounge area, an adjoining guest bar offers both casual and restaurant seating spaces and seamlessly flows into a private dining room and a conservatory which delivers additional restaurant dining and opens onto a stunning sun terrace affording a splendid vista over the National Park. The first floor events / conference room with bar and entertainment area is perfect for weddings or corporate events, with guest cloaks facilities available on both the ground and first floors. The total internal area of the property is about 15,232 sqft/1,415 sqm which is arranged over three floors with one lift servicing the first floor. The hotel has a commercial kitchen fitted with trade catering equipment and a walk-in cold store, an external laundry room,

housekeeper and management offices, and a staff restroom. There are also ample storage facilities throughout the hotel, in addition to eaves and loft storage on the upper floors.

The hotel has always been a source of pride and very much part of the community in Llangattock and has hosted charity events over the years as well as featuring in Channel 4's "Four in a Bed" in 2018 which the hotel went on to win. The venue for many weddings over the years, the owners have improved the guest facilities and increased the entertainment and dining spaces both outside and in to increase the capacity that the hotel can offer.

The property benefits from planning permission granted in 2018 by the Brecon Beacons National Park Planning Authority under planning reference 17/15382/FUL for a new permanent purpose built leisure / spa and function facility with new parking area and landscaping to replace the temporary marquee that had been used for wedding events. Whilst the facility has not been constructed, the works specified under the consent were commenced with the installation of the sun terrace and the enlarged parking area.

The property offers the potential for a variety of other uses, for example: residential, retirement, educational, or as a care home facility, subject to the required planning consent. The property is within proximity to residential dwellings and any possible change would obviously require sensitivity towards the neighbouring properties.

DESCRIPTION | The Rectory of Llangattock is mentioned in Pope Nicholas's Taxation compiled in 1288 and has served as a place of residence to members of the Clergy of St Catwg's Church in Llangattock right up until 1950. Notable Rectors residing at the property have included Matthew Herbert (1621 to 1661) who was the third son of Edward Herbert of Cwrt Y Carw in Crickhowell. The Old Rectory was also the home of the poet and physician Henry Vaughan. Leaving Church hands, the property was sold to Major Steven Taylor and later become a hotel in 1963 under the partnership of Mr and Mrs Newman and Mr and Mrs Groves.

SITUATION | Llangattock is a favoured residential village set amongst the stunning scenery of the Brecon Beacons National Park alongside the banks of the River Usk with the popular market town of Crickhowell lying just across the river bridge. The Monmouthshire and Brecon Canal borders the grounds of the property and passes through the village which is home to a thriving community and St Catwg's Church, which is believed to be one of the oldest churches in Wales, dating from the 6th Century.

Llangattock and Crickhowell are set amongst the stunning scenery of the Bannau Brycheiniog National Park on opposite sides of the river bank of the River Usk. The larger town of Crickhowell which is within walking distance of Llangattock is highly regarded amongst the walking community and is a haven for both home seekers and tourists alike. The town was the first winner of the annual Best High Street in Britain

Award and is famed for its family run and independent businesses including several grocers, two butchers, a delicatessen, a baker, Wales's first zero waste shop, and a newsagent/post office. In addition, there are several individual boutiques, cafes, a book shop which attracts famous authors to its doors, and a florist, plus of course Cric, the tourist information and resource archive centre.

Crickhowell also benefits from dentist surgeries, a health centre, a garage, and the iconic Webbs hardware store. There are numerous public houses, gastro pubs and restaurants, and no description of Crickhowell would be complete without mentioning The Bear which has been serving customers since 1432 and stands in a prominent position at the head of the high street, in the centre of this bustling town.

For more comprehensive shopping and leisure facilities, the historic market town of Abergavenny is just 7 miles away and offers a wide selection of boutique style shops, grocery and newsagent stores, major supermarkets and many well-known high street shops, including WH Smiths, Boots, and a large Waitrose hypermarket with John Lewis at Home section. Abergavenny also hosts a market several times a week which includes a farmers' market, flea market and a monthly night food market. The town has its own cinema and leisure centre as well as several eateries for evening entertainment. The railway station has regular services into central London via Newport, with good road links giving access to the motorway for Bristol, Birmingham, the South West and London and "A" routes for Monmouth, Hereford, Cwmbran and Cardiff.

THE PROPERTY IN MORE DETAIL COMPRISES:

GUEST FACILITIES AT A GLANCE

22 en-suite bedrooms (includes 7 suites)
Hotel reception space with lounge area
Bar with casual & restaurant dining
Conservatory for added dining space
Ladies & Gents cloakrooms on ground & first floors
Events / conference room with dedicated bar on first floor
Lift service to first floor, disabled cloakroom ~ first floor

HOUSEKEEPING FACILITIES

Catering kitchen
Laundry room
Housekeeper's office
Four further management / staff offices

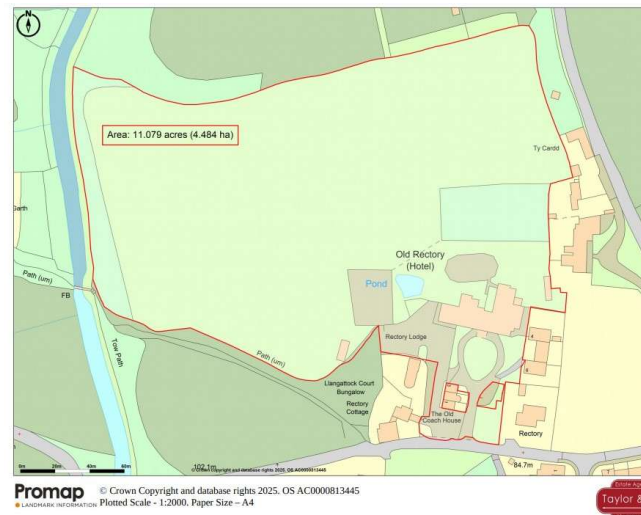
GROUND

The property sits in grounds of circa 11 acres, featuring an expansive sun terrace which enjoys spectacular views. Historically, the grounds were laid with a 9-hole golf course, but this has now been lawned. There are pathways from the grounds directly onto the Monmouthshire & Brecon Canal towpath.

The size of the grounds provides opportunity for further leisure and tourism development, if required and subject to the necessary consent.

There are extensive parking facilities which have been enlarged by the current owners over recent years.

Site Plan



GENERAL

Tenure | We are informed the property is Freehold. Intending purchasers should make their own enquiries via their solicitors. The property is registered under Title WA479918.

Services | Mains electric, water and drainage, gas central heating.

Business Rates | Rateable Value £32,750 effective 1.4.23 (Powys County Council)

EPC Rating | Band C (C1 Hotels)

Flood Risk | Very low risk according to Natural Resources Wales. Refer to naturalresources.wales for further information.

Covenants | There are no restrictive covenants associate with this Title number.

Local planning developments | The Agent is not aware of any planning developments in the area which may adversely affect this property. Please refer to beacons-npa.gov.uk/planning/ for further information.

Broadband | There is fibre to the cabinet broadband available in this postcode, in addition to a copper broadband connection. Refer to Openreach for further information.

Mobile network | EE, Three, Vodaphone and O2 have likely outdoor coverage. These providers have limited indoor coverage except for O2 which has likely indoor coverage. WiFi calling can be available if provided. Refer to Ofcom for further information.

Viewing Strictly by appointment with the Agents

T 01873 564424

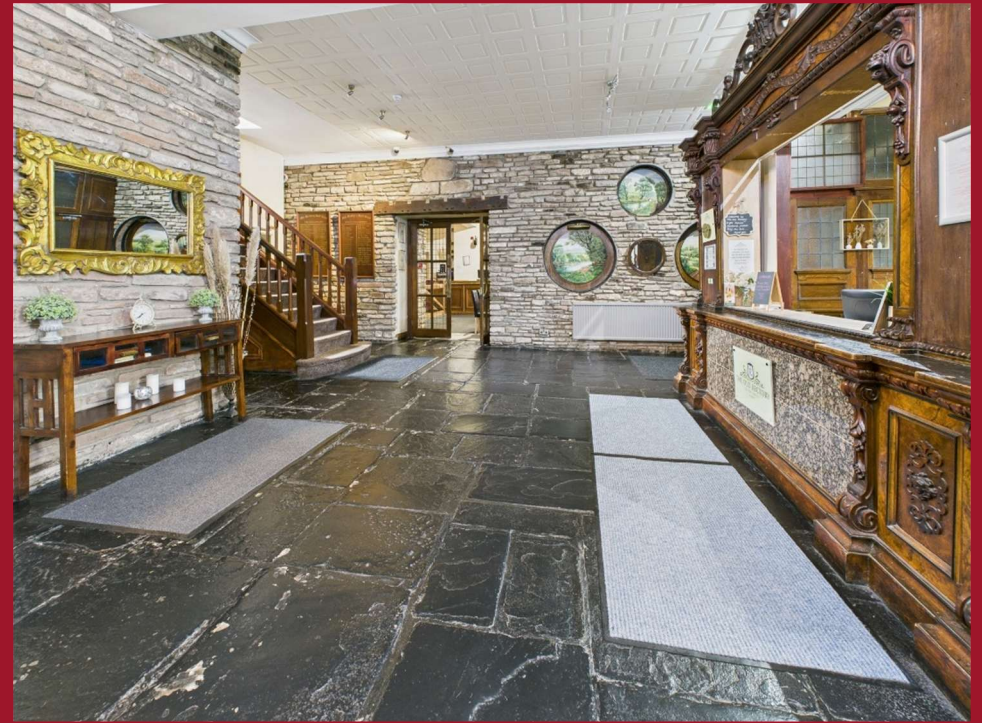
E abergavenny@taylorandcoproperty.co.uk



Views from the sun terrace at the rear of the hotel

Contact Taylor & Co for further information:

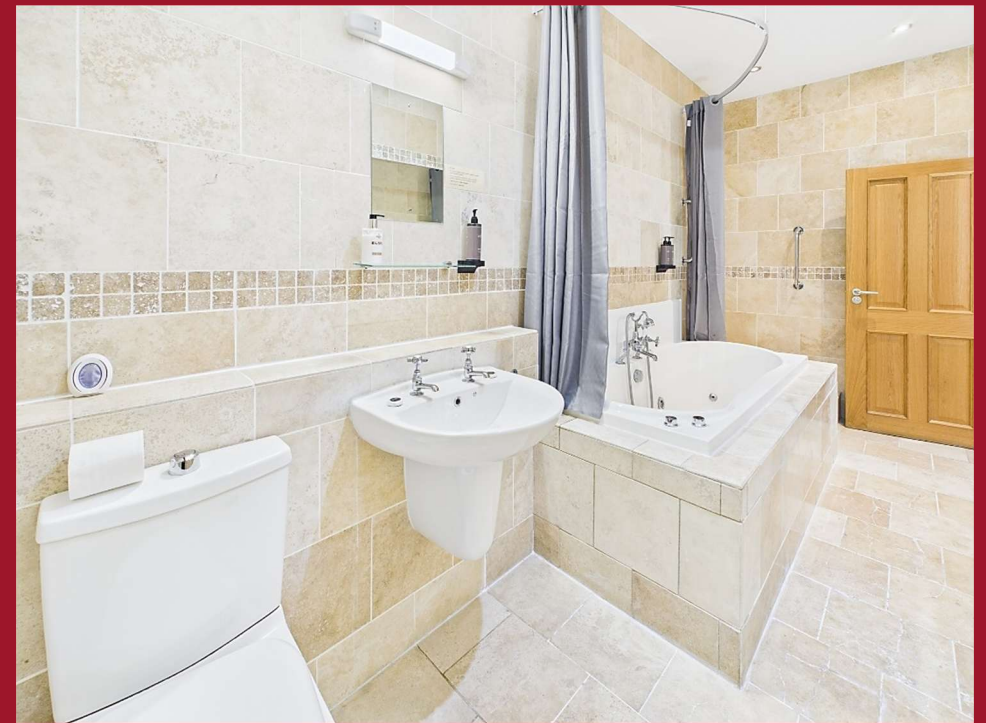
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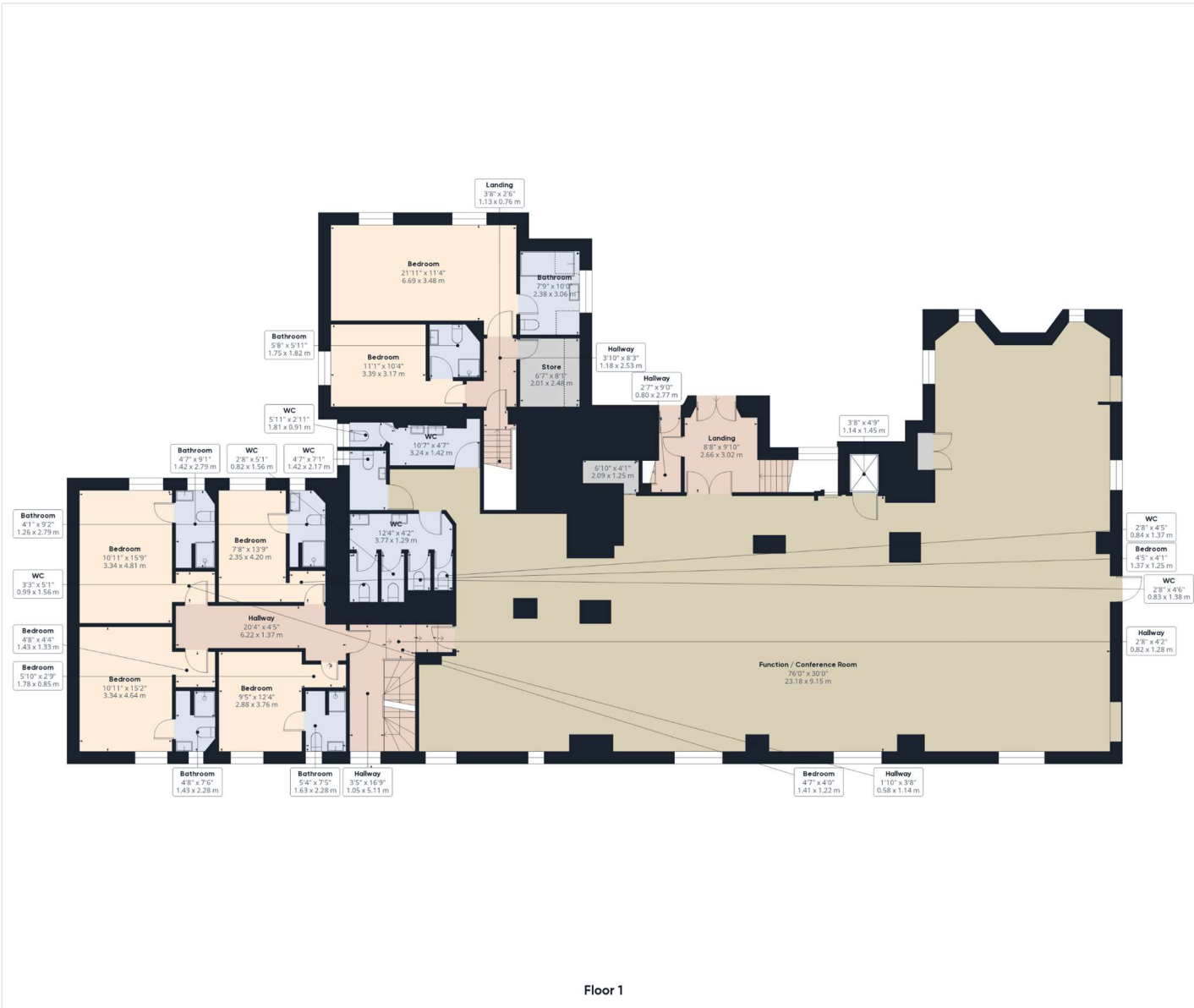




Ground Floor



First Floor



Floor 1



Approximate total area⁽¹⁾
4603.39 ft²
427.67 m²

Reduced headroom
51.67 ft²
4.8 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Second Floor



