

The Black Mountain Lodge, Formerly Llwynaubach Lodge, Glasbury-On-Wye, Hereford, HR3 5PT

Asking Price £795,000

A perfect opportunity for someone looking for a lifestyle change: an exciting hotel and wedding venue business property comprising spacious L-shaped converted barn, attached three bedroomed cottage, detached Grade II listed barn converted to bedrooms, all set in 4.5 acres of pasture with large fish pond in a quiet rural setting between Glasbury and Hay-on-Wye.



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Black Mountain Lodge (formerly Llwynaubach) is a large complex of stone buildings, some of which are believed to date back to the 17th Century. Standing in a quiet rural location half a mile north of Glasbury-on-Wye, which has good local village facilities - including two public houses, garage with post office/shop, village hall, and is on the A438 Brecon to Hereford road with easy access to Brecon (11 miles) and Hereford (25 miles) as well as Hay-on-Wye (3 miles) with its excellent market town facilities.

The property comprises three stone buildings: a superbly converted stone barn with four upmarket en-suite letting rooms, a self-contained three bedroomed cottage, and the main building providing seven en-suite rooms with extensive function room, lounge, dining room and fully fitted catering kitchen. The grounds have ample parking, gardens, fishpond, paddocks, all set within 4.5 acres. In addition, there is also a centrally heated and double glazed static caravan with two bedrooms, large bathroom, kitchen/diner, and lounge, all set within its own garden.

Before recently being run as a guest house, over the past 16 years The Llwynaubach Lodge has been established as a fine country hotel, restaurant and wedding venue with up to fourteen letting bedrooms (this could quite easily be re-established for anyone wishing to). It would also be a perfect opportunity for someone wishing to make that all import life style change by residing in a fine country home, whilst earning an income from the adjacent holiday cottage and letting rooms, the potential is unlimited.

The property comprises the following accommodation (measurements are provided for identification only):

**THE MAIN BUILDING** - This comprises a large 'L' shaped former barn which has been converted to provide exceptionally spacious accommodation. The property is briefly described as follows:

**ENTRANCE HALL - 6.3 x 13'1" (6.3 x 4m)**  
with large glazed screen and doorway north east, exposed stonework. A particular feature is the central staircase which is of new English oak leading to the:

**HALF LANDING** - with gallery above, radiator.

**CLOAKROOMS** - two separate cloakrooms with ladies and gents, the former having two cubicles, vanity unit with hand basin, mirror, radiator, coat hooks, etc and the latter two urinals, WC, hand basin, tiles. Off the latter is a Boiler Cupboard housing the Trianco boiler which runs the central heating for the main house.

**MAIN FUNCTION ROOM - 33'6" x 19'8" (10.2m x 6m)**  
with two windows north east, window south east to garden, four lancet hole windows south west, fitted bar, oak strip floor, exposed beams, three radiators. This room is licensed to hold weddings and civil ceremonies.



**RESIDENTS LOUNGE (former bar) - 31' x 15'5" (9.45m x 4.7m)**

The bar is also used as the main check-in of guests with an online computerised booking system. The main counter top is made of oak with hand wash sink with glass washer under. The three windows face south west overlooking a large well kept rear garden. The bar sitting area has exposed stonework and beams and comprises of two small tables, each sitting up to four persons and two small settees with low tables and an array of stools around the room. To the north west are patio doors leading out to the outdoor seating area under two pergolas, overlooking another fish pond which is surrounded by a wooden fence. A second set of double doors leads to:



**DINING ROOM - 28'10" x 18'10" (8.8m x 5.74m)**  
with capacity for up to 40 diners. This is an attractive room with a high ceiling, exposed stonework and beams, four high level windows north west, two windows south east, four radiators.

**COMMERCIAL KITCHEN - 18'10" x 16'5" (5.74m x 5m)**  
with an extensive range of specialist catering equipment, suitable for substantial numbers, including stainless steel worktops, commercial sized cookers and hobs, washing facilities, outside door, etc.

**UTILITY/WASH ROOM - 12'8" x 7'7" (3.86m x 2.3m)**  
with catering sink unit, catering dishwasher, stainless steel tables, French window behind, further outside door, boiler and storage cupboard (boiler for cottage).

## FIRST FLOOR

**SPACIOUS MAIN LANDING AREA** - with feature archway and airing cupboard with linen storage and main hot water tanks, doors to:

**MASTER SUITE** - comprising:

**PASSAGEWAY TO MASTER BEDROOM - 15'9" x 5'9" (4.8m x 1.75m)**  
with full length double height fitted storage cupboards along one wall, further fitted drawer units on the other side, revealed stonework, three windows north east, exposed beams. This opens to the:

**MASTER BEDROOM (BEDROOM 1) - 19'8" x 17'1" overall (6m x 5.2m overall)**

with large four poster bed with side units, settee, 32" TV, windows north east, south east and south west with views, radiator, fitted dressing table, door to:



**EN-SUITE BATH/SHOWER ROOM** - with his and her hand basins, Whirlpool bath, high power shower situated in a separate corner unit, low flush WC, bidet, Scandinavian style towel rail, mirrors, tiles, etc.

**BEDROOM 2 (DOUBLE BEDROOM) - 10'10" x 9'10" (3.3m x 3m)**  
with bedside units and lamps, dressing table, TV, exposed stonework, two windows south west, radiator, fitted walk-in wardrobe, door to:

**EN-SUITE SHOWER ROOM** - with panelled bath, over bath shower, pedestal hand basin, low flush WC, radiator, exposed stonework, tiles.

**BEDROOM 3 (SMALL DOUBLE BEDROOM) - 10'8" x 9'10" (3.25m x 3m)**  
with bedside units and lamps, dressing table, TV, window south west, radiator, hanging rails, door to:

**EN-SUITE SHOWER ROOM** - with corner shower, pedestal hand basin, low flush WC, mirror, etc.

**BEDROOM 4 (TWIN BEDROOM) - 12'6" x 7'7" (3.8m x 2.3m)**  
with bedside units and lamps, dressing table, TV, wardrobe, window north east, double radiator, door to:

**EN-SUITE BATHROOM** - with panelled bath, pedestal hand basin, low flush WC, over bath shower, tiled walls, radiator, mirror, shaver light.

**BEDROOM 5 (DOUBLE BEDROOM) - 15'11" x 7'7" (4.85m x 2.3m)**  
with bedside units and lamps, dressing table, TV, two windows south west, exposed stonework, radiator, door to:

**EN-SUITE BATHROOM** - with panelled bath, pedestal hand basin, low flush WC, radiator, mirror, shaver light, exposed stonework.

**BEDROOM 6 (FAMILY ROOM) - 18'10" x 10' max (5.74m x 3.05m max)**  
with double bed and set of bunks, bedside units and lamps, dressing table, wall mounted TV, windows north east and south west, radiator, exposed stonework, door to:

**EN-SUITE BATHROOM** - with panelled bath with over bath shower, pedestal hand basin, low flush WC, exposed stonework, tiles, mirror, shaver light.



**BEDROOM 7 (FAMILY ROOM) - 13'9" x 11'2" (4.2m x 3.4m)**  
Accessed by Bedroom 6, with twin beds and a set of bunks, bedside units and lamps, dressing table, wall mounted TV, separate external staircase, window south east, radiator, door to:

**EN-SUITE BATHROOM** - with panelled bath, pedestal hand basin, low flush WC, window north west, radiator, tiled walls, over bath shower.

**PLEASE NOTE** - All room measurements listed above include the en-suites.

**THE COTTAGE** - This self contained and virtually detached from the main building, although it is connected via former kitchen it comprises:

**LIVING ROOM - 24'3" x 16'1" (7.4m x 4.9m)**  
plus recess area to one side of the original Inglenook fireplace which forms an impressive feature, open staircase to first floor, exposed stonework and beams, three windows north west, two windows and front door south east, radiator.

**KITCHEN AREA - 16'5" x 13' (5m x 3.96m)**  
with two fitted cupboards, walk-in cold room, cooker with ceramic hob and hood, work top, sink unit, pantry, recesses and space for washing machine.

**FIRST FLOOR**

**LANDING AREA** - giving access to all rooms.

**BEDROOM 8 - 13'11" x 7'10" (4.24m x 2.4m)**  
with two windows north, radiator, beams, fitted double wardrobe.

**BEDROOM 9 - 16'5" x 9'8" (5m x 2.95m)**  
with windows south and north, fitted double wardrobes, radiator, exposed beams, door to:

**EN-SUITE SHOWER ROOM** - with pedestal hand basin, low flush WC, corner shower unit, radiator, mirror, etc.

**BEDROOM 10** - 17'1" x 8'10" max (5.2m x 2.7m max) including low headroom area with window north and west, radiator, hand basin, mirror, etc.

**BATHROOM (serving bedrooms 8 and 10)** - 11'4" x 4'11" (3.45m x 1.5m) with window south, panelled bath, pedestal hand basin, low flush WC, storage cupboard, tiled walls, over bath shower, mirror.



**THE BARN** - This comprises a detached stone barn situated across the courtyard from the main buildings. This is a Grade II listed building with residential accommodation associated with the hotel itself and luxury accommodations with four en-suite bedrooms away from the main building. Currently it provides the following accommodation:

**ENTRANCE HALL** - with staircase to first floor, understairs storage and storage cupboard, doors to:

**BEDROOM 14** - 16'6" x 16' (5.03m x 4.88m)  
This room is 'l'- shaped with two windows north, radiator, door to:

**EN-SUITE BATHROOM** - 7'7" x 7'6" (2.3m x 2.29m) with half tiled walls, heated towel rail, wash basin, WC, bath with shower over.

**BEDROOM 15** - 15'9" x 9'6" (4.8m x 2.9m)  
measured into recess, with window north, radiator, door to:

**EN-SUITE SHOWER ROOM** - 9'6" x 3'9" (2.9m x 1.14m) with wash basin, WC, fully tiled shower, half tiled surround.

#### FIRST FLOOR

**LANDING AREA** - with porthole window north, storage hatch, doors to:

**BEDROOM 11** - 16'1" x 13'3" (4.9m x 4.04m) with porthole window south, radiator, door to:

**EN-SUITE SHOWER ROOM** - 12'2" x 6'4" (3.7m x 1.93m) with half tiled surround, WC, wash basin, shower cubicle, heated towel rail.

**BEDROOM 12** - 15'4" x 10'2" (4.67m x 3.1m) with window south, radiator, door to:

**EN-SUITE SHOWER ROOM** - 8'4" x 5'6" (2.54m x 1.68m) with shower cubicle, half tiled surround, WC, wash basin, heated towel rail.

**THE LAND** - The property is approached via a driveway off a lay-by, which also serves two other properties and also via a newer entrance off the main road. There is a generous courtyard with parking for numerous cars and ample room around the buildings for their division into more formal separate units. A particular feature of the property is the large spring fed pond which lies to the north of the courtyard. There are extensive lawned gardens with ornamental trees and shrubs. To the rear of the property is a large patio area with further lawn and fish pond, with building alongside with extra storage for garden utensils, etc. Beyond the house are two paddock areas, which are used as traditional meadows with a variety of wild flowers and natural grasses. Attached to the cottage are some useful outbuildings including three timber garages. There is a further paddock area alongside the driveway and in all the property is believed to approach 4.5 acres. We understand that there was once permission for casual camping on one of the fields.



**USE AND PLANNING CONSENTS** - The property has previously had an A3 and C1 hotel use. Current use is as a B&B/Guest House. There is also a function room that is licensed for weddings. The property would also lend itself to residential conversion, although no formal planning enquiries have been made.

**RATABLE VALUE** - £9,100.00

**NOTE** - The following services are checked according to requirements and can be verified by the owners: boilers, electricity, fire alarm, emergency lighting and fire extinguishers.

**SERVICES:** We are informed that the property is connected to mains water and electricity. Private drainage system.

**HEATING:** Oil fired central heating system with separate system heating the cottage. Recent conversion of the listed barn is all electric.

**NOTE:** The selling agents wish to remind prospective purchasers that the services, service installations, heating & electrical appliances have NOT been tested.

**COUNCIL TAX:** Band

**TENURE:** We are informed that the property is of freehold Tenure.

**DIRECTIONS:** From Hay-on-Wye, proceed south east towards Brecon and just before you enter Glasbury you will see a wide lay-by on your left hand side. Turn into the lay-by and turn left up the driveway and take the first right hand turn into the property.

**VIEWING:** By appointment through selling agents - McCartneys LLP: 01497 820778

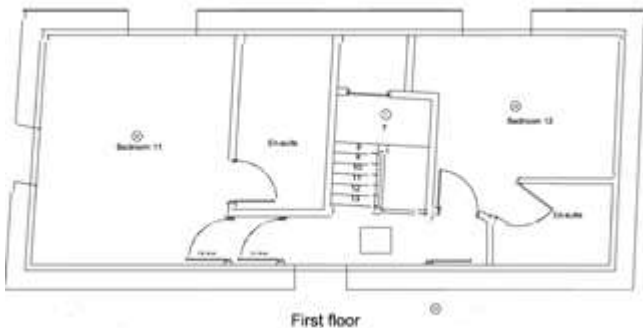
**Opening Hours:** Mon-Fri: 9:00 am - 5:00 pm Sat: 9:00 am - 1:00 pm

**Details Last Updated:** Tuesday, 24 November 2020

**NOTICE** Floor Plan for illustrative purposes only, not to scale. All measurements and distances are approximate. The normal enquiries carried out by a purchaser's Solicitor and the type of inspection undertaken by a purchaser's Surveyor have not been carried out by the Selling Agents for the purpose of preparation of these particulars.

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**MCCARTNEYS LLP**  
**REGISTERED OFFICE:** McCartneys LLP, The Ox Pasture,  
 Overton Road, Ludlow, Shropshire SY8 4AA. Tel: 01584 872251.  
**REGISTERED NO:** OC310186





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