



**For Sale: Hillcrest**

Hill Street | Llangollen | LL20 8EU





### For Sale: Period Property in the Heart of Llangollen – Established Bed & Breakfast Opportunity

This substantial period property presents a rare opportunity to acquire a successful bed and breakfast business in the vibrant riverside town of Llangollen. Currently arranged to provide eight bedrooms and eight bathrooms, the accommodation offers exceptional flexibility for continued hospitality use or conversion to a spacious private residence.

Beautifully presented throughout, the property features three generous reception rooms, a well-equipped kitchen and attractive gardens with private off-road parking. Enjoying a prime position within walking distance of Llangollen town centre and the River Dee, this impressive property offers an enviable trading location. Offers in the region of £675,000.

# Hillcrest

Hillcrest is a substantial Victorian period property occupying an elevated position on Hill Street, just a short walk from the heart of Llangollen. Currently a well established and successful bed and breakfast, the property offers exceptionally versatile accommodation arranged over two floors, including seven bedrooms and seven bathrooms, three reception rooms and extensive grounds with a private car park. The layout includes six guest bedrooms on the first floor, each with its own e- suite, and a flexible ground floor ensuite bedroom - which consists of double bedroom and en-suite bathroom, visitors toilet and utility area. Lounge and conservatory.

The property retains a wealth of character, with high ceilings, large sash-style windows and generous room proportions. The ground floor includes a welcoming entrance hall, three spacious reception rooms, a well-appointed kitchen and a utility area with a cloakroom. The breakfast room includes a dual purpose table that converts into a pool table, which will remain with the property.

Hillcrest is a turnkey business with confirmed bookings extending to September 2026. Should a purchaser wish to use the property as a private residence, the current owners are happy to cancel forward bookings. The laundry room is fitted with a Whirlpool industrial washing machine and a Whirlpool dryer, replaced in October 2025 at a cost of £2,000. This unique opportunity would suit both residential buyers and commercial investors looking for a ready-made lifestyle business or a large multi-generational home.

Externally, Hillcrest enjoys extensive grounds of approximately one third of an acre. To the rear are two lawned areas, one of which is enclosed for the private use of the owners and includes a gazebo. The remainder of the gardens is used by guests and includes outdoor seating and tables during the summer months. Beyond the lawns lies a private car park, former paddock, garage and driveway access. The grounds offer potential for further development, such as the addition of shepherds' huts or similar structures, subject to necessary planning consents.



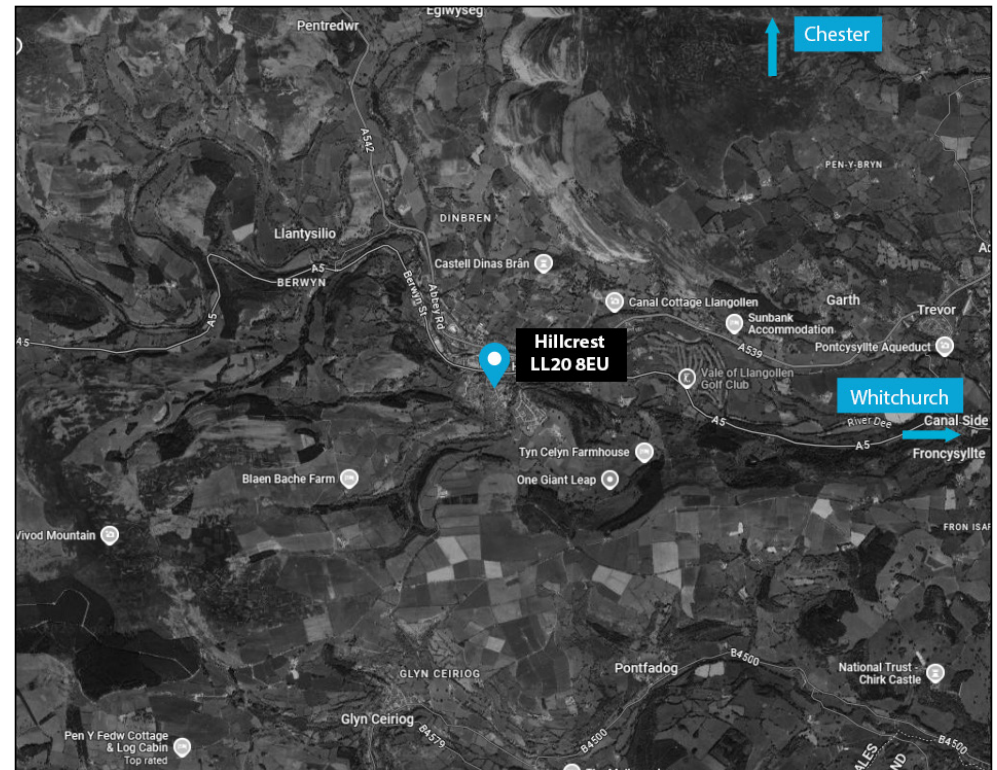
# Location

Occupying a prime position just 200 yards from Plas Newydd Historic House, the property is only a short walk from Llangollen's high street, home to a wide range of independent shops, cafés, restaurants and everyday amenities. The area offers superb leisure opportunities - from canal-side walks and heritage railway trips to scenic hiking and cycling routes.

## Key Location Highlights

- Llangollen enjoys excellent road connectivity via the A5 and A483, linking easily to Wrexham, Oswestry, Chester, and the wider motorway network.
- Tourism appeal as The Dee Valley and Clwydian Range AONB draw over 1 million visitors each year, supporting the local leisure economy and The Llangollen International Musical Eisteddfod attracts around 50,000 visitors annually from over 50 countries.
- Around 650,000 annual town-centre visitors reflect Llangollen's strong retail and tourism profile.
- Direct access via the A5/A483 to regional and national road networks.

This enviable setting combines heritage charm, strong visitor appeal and modern accessibility. Within walking distance of Llangollen's lively centre and surrounded by outstanding natural beauty, the property offers an exceptional base for both hospitality ventures and lifestyle living.



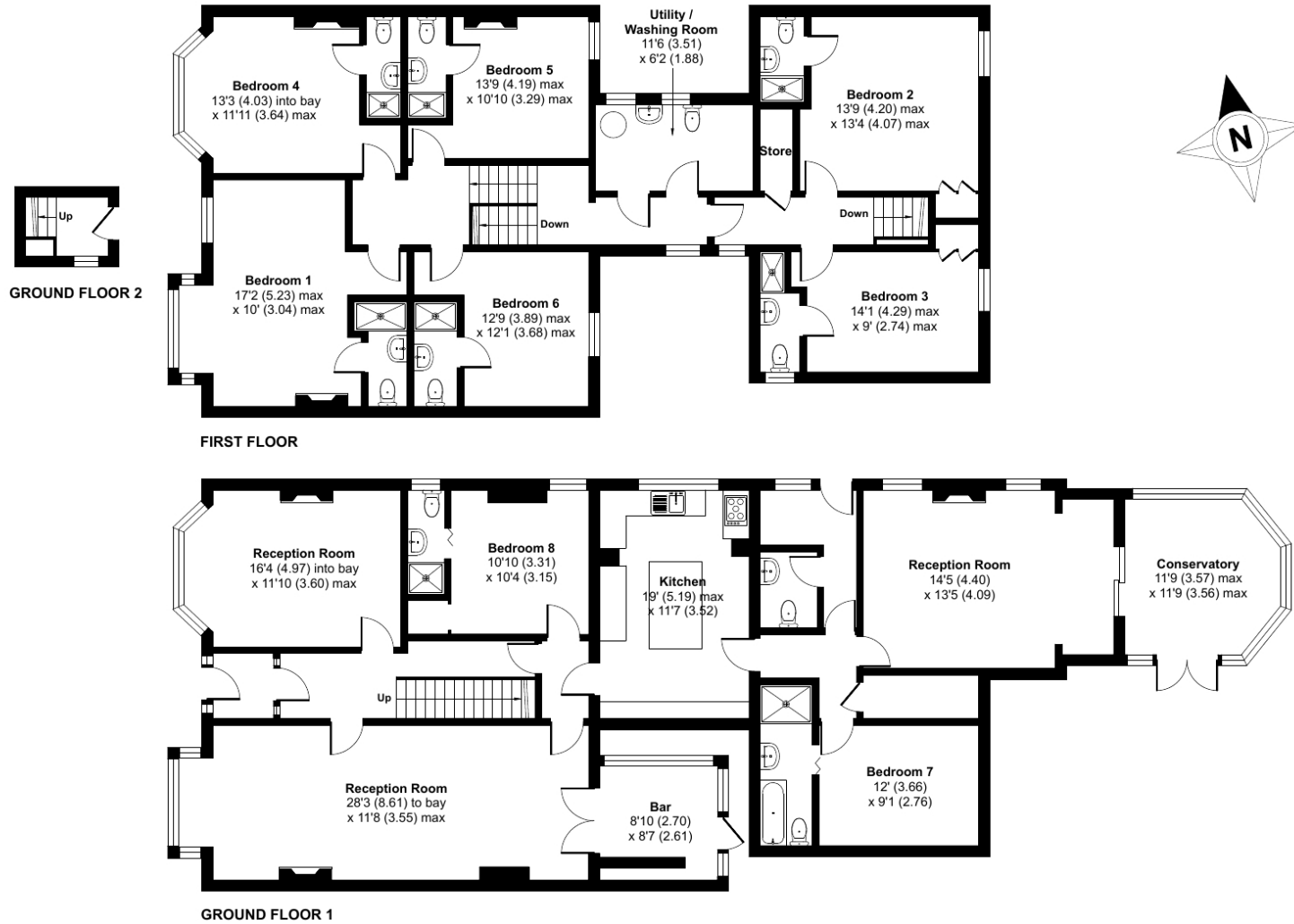




# Floor Plan

Approximate Area = 3333 sq ft / 309.6 sq m

For identification only - Not to scale



# Key Details

## Method of Sale

The property is offered for sale by private treaty.

## Price

Offers in the region of **£675,000** (six hundred and seventy-five thousand pounds).

## Council Tax

Council Tax Band - TBC

## Right of Way & Easements

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoing whether mentioned in these sale particulars or these sale particulars or these.

## Local Authority

Denbighshire County Council  
Russell House, Churton Road  
Rhyl, Wales, LL18 3DP



(182) 470 6399



[www.denbighshire.gov.uk](http://www.denbighshire.gov.uk)

## Tenure

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

## Services

We understand that the property has the benefit of mains water and electric. Drainage is provided to a private system.

## Boundaries, Roads & Fences

The Purchaser/s shall be deemed to have full knowledge of the boundaries and neither the Vendor, nor the Agents will be responsible for defining ownership of the boundary fences.

IMPORTANT NOTICE Halls have advised their clients on the Code of Practice for Commercial Leases in England and Wales. Halls, for themselves and for the vendor of this property, or as the case may be, lessor whose agent they are, given notice that: i) These particulars are intended for guidance only. They are prepared and issued in good faith and are intended to give a fair description but do not constitute part of an over or contract. Any information given should not be relied on as a statement or representation of fact or that the property or its services are in good condition. ii) Halls have not made any investigations into the existence or otherwise. IMPORTANT NOTICE Halls have advised their clients on the Code of Practice for Commercial Leases in England and Wales. Halls, for themselves and for the vendor of this property, or as the case may be, lessor whose agent they are, given notice that: i) These particulars are intended for guidance only. They are prepared and issued in good faith and are intended to give a fair description but do not constitute part of an over or contract. Any information given should not be relied on as a statement or representation of fact or that the property or its services are in good condition. ii) Halls have not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air and water contamination. The purchaser is responsible for making his or her own enquiries in this regard. iii) Neither Halls nor any of their employees has any authority to make or give any representation or warranty whatsoever in relation to the property. iv) The images show only certain parts and aspects of the property at the time they were taken/created. Any areas, measurements or distances given are approximate only. Any plans are for identification purposes only. v) Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. An intending purchaser must verify these matters. An occupier should not rely upon the Use stated in these particulars and should check their proposed use with the relevant Planning Authority.



# Halls

Viewing is strictly by prior arrangement with the selling agents.  
For more information or to arrange a viewing please contact:

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Simon Cullup-Smith



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Commercial Department



01743 450 700



commercialmarketing@halls.gb.com

#### Anti-money laundering (AML) checks

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted.

The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation

