



## Ceredigion

£895,000



Built as two houses in 1908 and transformed into a Youth Hostel in 1952, we present Morlais, a 11 bedroom, two storey high Edwardian house currently known as the "YHA Borth" housing 61 beds. Whether you are looking to continue the youth hostel, looking to invest and develop, purchase as a home, this one has the greatest potential! With additional two self contained flats, a fully kitted out classroom and double garage, the possibilities are endless.

- 11 BEDROOMS, 5 RECEPTIONS
- 5 BATHROOMS, 3 ENSUITE, 3 KITCHENS
- 2 SELF CONTAINED TWO BED FLATS
- DETACHED SELF CONTAINED CLASSROOM BLOCK
- DOUBLE GARAGE
- INVEST & DEVELOPMENT OPPORTUNITY
- NEW VENTURE OPPORTUNITY

Cambrian Chambers  
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Call 01970 636000 to arrange a viewing



### MORLAIS - YHA BORTH

Built as two houses, Pen-Y-Morfa and Maesteg in 1908 by Captain John Davies, which then became a Youth Hostel in 1952 with both houses being acquired and converted in 1970. We present the YHA we know today as "Morlais".

Overlooking Cardigan Bay, giving the chance of seeing dolphins and seals, this Edwardian house is two and a half storeys high, parallel with the road with a symmetrical front. The main entrance of the hostel is on the North side of the building. It is a prominent imposing building extending to a gross floor area of approximately 8500 sq.ft. set on a fantastic plot with rear classroom block and detached garage to the rear.

Today, the YHA Borth has 61 beds and both private and ensuite rooms. Nine of the 11 bedrooms have sea views. If the next owner wishes to continue the YHA the hostel has a well-equipped self-catering kitchen on the ground floor with easy access to the dining room and the outside picnic area. The main dining room seats 28 and the smaller dining room seats 16. There is a cosy TV lounge where guests can wind down after a day's exploring. There is also a garden and patio with outdoor seating, which guests can use, especially in the warmer months.

### VENDOR COMMENTS

Owning and running a Youth Hostel especially as the YHA reaches it's 90 anniversary has been a joy and a privilege. We've met some amazing people who will always be friends. Nobody could ever tire of the joy of welcoming an inner city School who have never seen the sea or even eaten an ice cream. It's not just about the educational groups though in the 7 years we have been in Borth our oldest guest has been 94 and our youngest 6 weeks. Anybody and everybody has been welcomed through our door, some will stay a day walking the Coast path, some will stay a week relaxing in the amazing Ceredigion way of life.

We've taken the business from a no star to a very good 3 star with excellent reviews, but now is the time to face our next challenge. We hope somebody will appreciate our little corner of Borth and continue flying the Ceredigion flag.

### PROPERTY COMPRISES

The property is heated via full propane gas central heating. Mains electric, water and drainage. The substantial seaside youth hostel currently has eleven bedrooms, five reception rooms, five showers, four toilets, three ensuite showers, three kitchens, utility, laundry room, office, two self contained two bedroom flats, two cellars, self contained classroom block with toilet & kitchen, double garage and parking. If not expressly stated each room has uPVC double glazing and a range of power points.

### LOCATION

Borth beach is well suited to families with young children and is also a popular location for swimming, surfing, fishing, sailing and windsurfing and for walking the dog out of season.

The small village has a good range of shops, cafes, restaurants, pubs, cinema, and local services as well as a slipway for launching small boats and a cafe close by.

To its North and East, Borth is surrounded by protected sites; a massive peat bog - Cors Goch Fochno - and the magnificent sand dune system of the Dyfi National Nature Reserve at Ynyslas.

Borth is a popular base for walkers on the Wales Coast Coast and marks the northern end of the Ceredigion Coast Path. Is also the western end of one of Ceredigion's other walking routes climbing high into the Cambrian Mountains and linking to the Bwlch Nant yr Arian Visitor and Red Kite Feeding Centre, Devil's Bridge, Cwm Ystwyth and the historic Hafod Estate





before proceeding to Pontrhydfendigaid. This route forms a grand circle returning via the Ystwyth Trail, a combined footpath and cycle route, towards Aberystwyth.

#### **ENTRANCE FOYER**

13' 10" x 7' 1" (4.23m x 2.16m) Entrance through the side of the property. Step inside YHA where you will be greeted with tiled flooring, communicating doors to self catering kitchens, games room and the main reception.

#### **RECEPTION HALL**

13' 5" x 10' 11" (4.11m x 3.35m) Staircase rising to first floor. Light and airy with access to TV and lounge area, indoor catering seating area and access to kitchens. Stairs to first and second floor rooms.

#### **OFFICE**

10' 0" x 13' 10" (3.05m x 4.22m)

#### **COMMON ROOM**

13' 5" x 12' 5" (4.11m x 3.81m)

#### **DINING ROOM**

14' 9" x 12' 0" (4.50m x 3.66m)

#### **MAIN DINING ROOM**

25' 11" x 14' 9" (7.92m x 4.50m)

#### **KITCHEN ONE**

12' 11" x 11' 11" (3.96m x 3.65m)

#### **AIRING ROOM**

#### **LAUNDRY ROOM**

#### **GAMES ROOM**

20' 6" x 13' 5" (6.25m x 4.11m)

#### **KITCHEN TWO**

18' 11" x 8' 3" (5.79m x 2.52m)

#### **KITCHEN THREE**

20' 11" x 9' 11" (6.40m x 3.04m)







**PREPARATION KITCHEN**

18' 11" x 8' 3" (5.79m x 2.52m) The emphasis on top quality ingredients is echoed in the fixtures and fittings. For example, AGA Masterchef Delux range cookers, "Lincat" catering equipment, "Buffalo and Dualit" conveyor toasters. "bravilor bonamat" and "Nespresso" coffee brewers. "Polar" Refrigerators just to name a few. A detailed inventory of fixtures and fittings included in the sale of the business is available from Alexanders.

**UTILITY ROOM**

12' 11" x 5' 10" (3.96m x 1.79m)

**FIRST FLOOR - NORTH**

Located on the "Golf Club Side". The landing comprises 3 showers and 3 toilets.

**BEDROOM ONE**

12' 11" x 10' 7" (3.96m x 3.23m) With ensuite shower room.

**BEDROOM TWO**

14' 2" x 12' 10" (4.32m x 3.93m) With ensuite shower room.

**BEDROOM THREE**

12' 0" x 11' 10" (3.68m x 3.62m)

**BEDROOM FOUR**

16' 6" x 10' 3" (5.05m x 3.13m)

**FIRST FLOOR - SOUTH**

Located on the "Borth Village Side" with 2 showers and 2 toilets.

**BEDROOM FIVE**

14' 3" x 12' 10" (4.35m x 3.93m) With ensuite shower.

**BEDROOM SIX**

12' 0" x 11' 1" (3.68m x 3.38m)

**BEDROOM SEVEN**

16' 6" x 10' 3" (5.05m x 3.13m)

**SECOND FLOOR - SOUTH**

Located on "Borth village side".

**BEDROOM EIGHT**

14' 11" x 14' 3" (4.57m x 4.35m)

**BEDROOM NINE**

23' 8" x 16' 6" (7.22m x 5.05m)

**BEDROOM TEN**

23' 7" x 15' 11" (7.19m x 4.87m)

**BEDROOM ELEVEN**

14' 11" x 13' 11" (4.57m x 4.26m)

**STAFF FLAT**

With separate entrance from the YHA, this has a great potential to become a holiday let or rental. Modern kitchen, two double bedrooms, bathroom and lounge.

**KITCHEN**

13' 6" x 9' 11" (4.14m x 3.04m)

**LIVING ROOM**

13' 6" x 8' 11" (4.14m x 2.74m)

**BEDROOM ONE**

13' 6" x 8' 11" (4.14m x 2.74m)

**BEDROOM TWO**

8' 11" x 6' 9" (2.74m x 2.07m)

**BATHROOM & WC****MANAGERS FLAT**

With separate entrance from the YHA, this has a great potential to become a holiday let or rental. Modern kitchen, two double bedrooms, bathroom and lounge.

**KITCHEN**

13' 3" x 9' 1" (4.05m x 2.77m)

**LIVING ROOM**

13' 10" x 9' 1" (4.23m x 2.77m)

**BEDROOM ONE**

9' 11" x 7' 11" (3.04m x 2.43m)

**BEDROOM TWO**

9' 11" x 7' 11" (3.04m x 2.43m)

**BEDROOM THREE**

9' 1" x 8' 10" (2.77m x 2.71m)

**BATHROOM & WC**

Bath. Low flush WC. Hand wash basin.





GROUND FLOOR PLAN

- Room Names :
- Hostel Name / Floor / Room type / Room name (or number) commonly used / Approximate Room Area (sq Met)
- Room types : B Bedroom, C Communal Area, S Staff, K Kitchen, SA Staff Accommodation, W Washroom or WC area
- 1 - Borth / Ground Floor / C / Entrance Hall / 9.94
  - 2 - Borth / Ground Floor / K / Self Catering Kitchen / 14.30
  - 3 - Borth / Ground Floor / C / Drying Room / 5.03
  - 4 - Borth / Ground Floor / C / Laundry Room / 4.44
  - 5 - Borth / Ground Floor / W / WC / 0.54
  - 6 - Borth / Ground Floor / C / Games Room / 26.02
  - 7 - Borth / Ground Floor / C / Reception / 10.90
  - 8 - Borth / Ground Floor / C / TV Lounge / 18.57
  - 9 - Borth / Ground Floor / C / Reading Room / 12.85
  - 10 - Borth / Ground Floor / S / Reception Desk & Office / 6.44
  - 11 - Borth / Ground Floor / S / Office / 6.51
  - 12 - Borth / Ground Floor / C / Dining Room / 54.22
  - 13 - Borth / Ground Floor / C / Hallway & Stairwell / 2.75
  - 14 - Borth / Ground Floor / K / Kitchen & Wash Up / 14.57
  - 15 - Borth / Ground Floor / S K / Hostel Kitchen / 18.07
  - 16 - Borth / Ground Floor / S K / Hostel Kitchen Store / 13.30
  - 17 - Borth / Ground Floor / S / Dry Store / 7.21
  - 18 - Borth / Ground Floor / SA K / Kitchen & Dining / 10.90
  - 19 - Borth / Ground Floor / SA / Lounge / 9.59
  - 20 - Borth / Ground Floor Managers Accom. / SA K / Kitchen / 10.97
  - 21 - Borth / Ground Floor Managers Accom. / SA / Study / 9.74
  - 22 - Borth / Ground Floor Managers Accom. / SA / Lounge / 13.21
  - 23 - Borth / Ground Floor Managers Accom. / SA / Storage Cupboard / 1.54

NOTES.  
Do not scale from drawings check all measurements on site. All drawings should be read in conjunction with written specification.

YHA (England and Wales) Ltd  
Property Department  
Trevelyan House

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www.yha.org.uk

Building	Borth Youth Hostel, Morlais, Borth, Ceredigion SY24 5JS	Scale	Date 11/05	Rev. PRC (YHA)
Project	Hostel plans as built	1:100	Drawn by RD	
Drawing	Ground Floor as Existing & Information	Drawing Number 590.(X4)	Revised NAOB 06/07	





FIRST FLOOR PLAN

Room Names :

Hostel Name / Floor / Room type / Room name (or number) commonly used / Approximate Room Area (sq Met)

Room types : B Bedroom, C Communal Area, S Staff, K Kitchen, SA Staff Accommodation, W Washroom or WC area

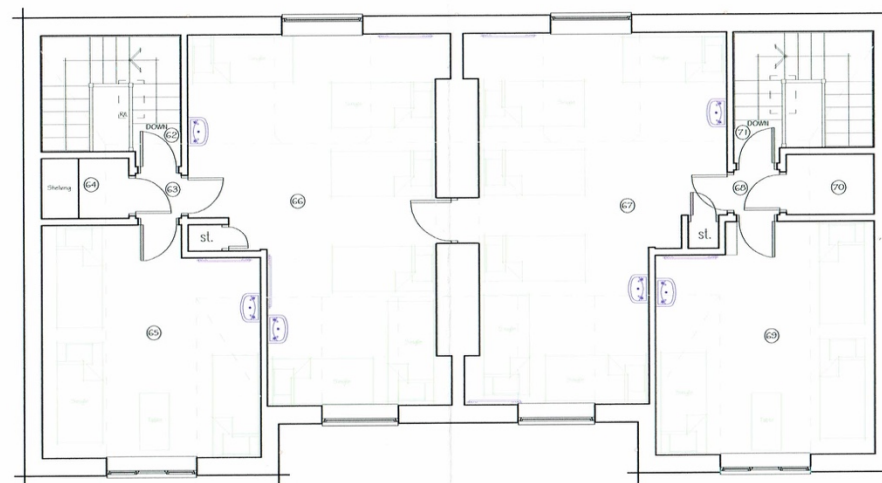
- 28 - Borth / First Floor / C / Landing, Stairwell & Hallway / 11.85
- 29 - Borth / First Floor / W / Shower / 1.07
- 30 - Borth / First Floor / W / WC / 1.79
- 31 - Borth / First Floor / W / WC / 2.24
- 32 - Borth / First Floor / W / Shower / 1.50
- 33 - Borth / First Floor / W / Shower / 2.24
- 34 - Borth / First Floor / B / En Suite / 13.54
- 34a - Borth / First Floor / W / En Suite / 3.05
- 35 - Borth / First Floor / C / Hallway / 1.28
- 36 - Borth / First Floor / B / Dymys / 16.28
- 36a - Borth / First Floor / W / Dymys Shower / 2.53
- 37 - Borth / First Floor / B / Acon / 15.53
- 38 - Borth / First Floor / B / Dyk / 13.54
- 39 - Borth / First Floor / B / Scon / 13.53
- 40 - Borth / First Floor / B / Tdy / 15.53
- 41 - Borth / First Floor / C / Hallway / 1.28
- 42 - Borth / First Floor / B / Rindell / 16.29
- 42a - Borth / First Floor / W / Rindell En Suite / 2.54
- 43 - Borth / First Floor / C / Landing, Stairwell & Hallway / 11.58
- 44 - Borth / First Floor / W / Shower / 1.22
- 45 - Borth / First Floor / W / WC / 2.28
- 46 - Borth / First Floor / W / WC / 3.07
- 47 - Borth / First Floor / W / Shower / 1.90
- 48 - Borth / First Floor / W / WC / 1.52
- 49 - Borth / First Floor / SA / Hallway / 6.52
- 50 - Borth / First Floor / SA W / Bathroom / 4.26
- 51 - Borth / First Floor / SA / Boiler & Store Room / 2.19
- 52 - Borth / First Floor / SA / Bedroom 2 / 5.86
- 53 - Borth / First Floor / SA / Stairwell / 0.85
- 54 - Borth / First Floor / SA / Bedroom 3 / 7.25
- 55 - Borth / First Floor Managers Accom. / SA / Store / 1.52
- 56 - Borth / First Floor Managers Accom. / SA / Hallway / 3.90
- 57 - Borth / First Floor Managers Accom. / SA W / Bathroom / 4.26
- 58 - Borth / First Floor Managers Accom. / SA / Store / 2.19
- 59 - Borth / First Floor Managers Accom. / SA / Study / 0.87
- 60 - Borth / First Floor Managers Accom. / SA / Stairwell / 0.84
- 61 - Borth / First Floor Managers Accom. / SA / Bedroom 3 / 7.25

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Building	Borth Youth Hostel, Morlais, Borth, Ceredigion SY24 5JS	Scale	Date 11/05	Rev. PRC (YHA)
Project	Hostel plans as built	1:100	Drawn by	
Drawing	First Floor as Existing & Information		RD	
		Drawing Number 590.(XG)	Revised NAOB 06/07	



SECOND FLOOR PLAN

Room Names :

Hostel Name / Floor / Room type / Room name (or number) commonly used / Approximate Room Area (sq Met)

Room types : B Bedroom, C Communal Area, S Staff, K Kitchen, SA Staff Accommodation, W Washroom or WC area

- 62 - Borth / Second Floor / C / Stairwell / 1.52
- 63 - Borth / Second Floor / C / Hallway / 0.81
- 64 - Borth / Second Floor / S / Cleaning Store / 2.06
- 65 - Borth / Second Floor / B / Mewsback / 10.77
- 66 - Borth / Second Floor / B / Linn / 31.86
- 67 - Borth / Second Floor / B / Vistayth / 31.86
- 68 - Borth / Second Floor / C / Hallway / 0.81
- 69 - Borth / Second Floor / B / Wyes / 1.09
- 70 - Borth / Second Floor / S / Cleaning Store / 2.06
- 71 - Borth / Second Floor / C / Stairwell / 1.04

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Building	Borth Youth Hostel, Morlais, Borth, Ceredigion SY24 5JS	Scale	Date 11/05	Rev. PRC (YHA)
Project	Hostel plans as built	1:100	Drawn by RD	
Drawing	Second Floor as Existing	Drawing Number 590.(X7)	Revised NAOB 06/07	





### OUTSIDE OF PROPERTY

To the front of the property you have seating area for alfresco dining, great to watch the sunsets and views over Cardigan Bay. To the rear, you have a variety of space for vehicles. Private access to the staff and managers flats. Access to the double garage and classroom. Rear garden with seating area.

### DETACHED GARAGE

24' 0" x 22' 0" (7.32m x 6.71m)

### DETACHED CLASSROOM

54' 5" x 27' 5" (16.61m x 8.38m)

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### Local Authority

Ceredigion County Council

### Council Tax Band

-

### Energy Efficiency Rating

TBC

### Viewing Arrangements

Strictly by appointment through Alexanders

All Please Note: Whilst every care has been taken to prepare these sales particulars accurately, they are for guidance purposes only and should not be exclusively relied upon. These particulars do not constitute any part of a contract and they should measurements are approximate and plans included for illustrative purposes.

### Alexanders Residential Sales

Cambrian Chambers  
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### Opening Hours

Monday - Friday: 9am - 6pm  
Saturday: 9am - 5.30pm  
Sunday: 11am - 4pm

### Contact Us

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