



Blue Peris and White Peris Mountain Centre

Dinorwic, Caernarfon, LL55 3ET

FOR SALE

283 to 7,829 sq ft

(26.29 to 727.34 sq m)

- Stunning views of a National Park & UNESCO World Heritage Site
- Two large period buildings
- A large plot with numerous outbuildings
- 1.63 Acres

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Summary

Available Size	283 to 7,829 sq ft
Price	Price on application
Business Rates	Upon Enquiry
EPC Rating	Property graded as C-E (54-116)

Description

Blue Peris is a solid detached three-storey structure dating from the 1800s of traditional masonry/stone construction, offering expansive spac. Currently, the ground floor includes a dining room, kitchen, common room, drying room, and plant room. Upper floors feature dormitories (accommodating approximately 60 people), washrooms, staff rooms, and offices.

White Peris is a detached two-storey bungalow (with attic) from the same era, providing self-catered accommodation for approximately 13 people: four dormitories, kitchen, lounge, and shower rooms on the ground floor, plus two attic bedrooms and a bathroom.

Additional structures include a stone outbuilding with climbing wall, map room, drying room, boiler room, staff room, workshop, and storage; a timber-clad games room; a slate roundhouse; and an aerial ropes course. Parking is available at the front of Blue Peris, with a separate 0.55-acre parcel across the road. Services appear to include all mains, though untested.

The property would be perfect as an outdoor activities centre or holiday accommodation. Alternatively, there is great potential for conversion into a statement residential project, secluded within an idyllic and breathtaking landscape.

Prospective buyers are advised to make their own planning enquiries.

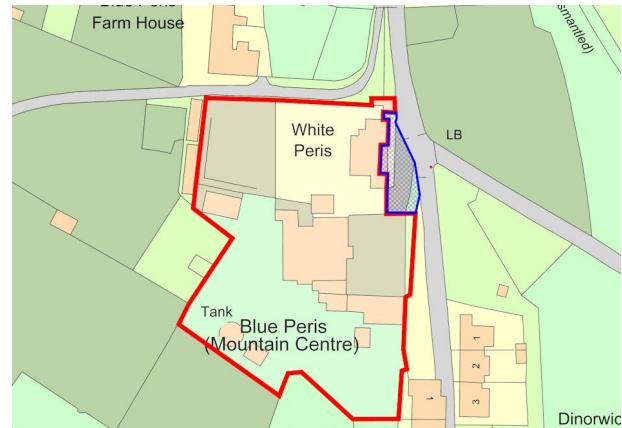
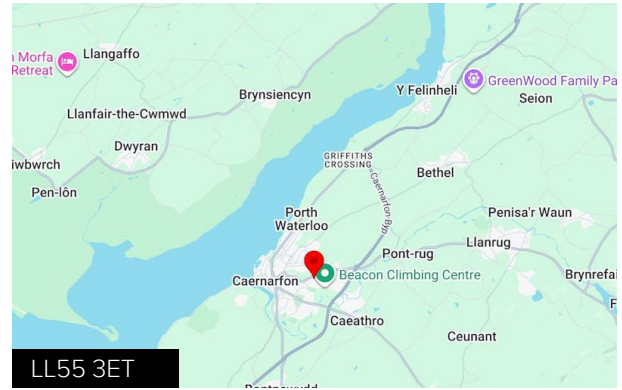
Location

The property is located on the northwestern edge of Eryri (Snowdonia) National Park, near the village of Dinorwig, approximately 1 mile northeast of Llanberis and 7 miles east of Caernarfon. It adjoins Dinorwig Quarry, a former slate quarry and UNESCO World Heritage Site, offering stunning views and boundless opportunities for outdoor pursuits and adventure.

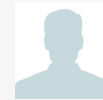
Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Blue Peris – Ground Floor	2,519	234.02	Available
1st - Blue Peris – First Floor	2,648	246.01	Available
2nd - Blue Peris – Second Floor	1,087	100.99	Available
Ground - White Peris – Ground Floor	1,292	120.03	Available
1st - White Peris – First Floor	283	26.29	Available
Total	7,829	727.34	



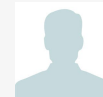
Viewing & Further Information



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