



The Old Stag

Llangernyw, Abergele, Conwy LL22 8PP

Freehold £620,000

- Charming Conwy village pub
- Character building dating back to 1650
- Three section trade area (62)
- Four bedroom letting accommodation
- Potential to increase sales
- Net sales year ended March 2025 £349,074

Ref: 93620

01512 204879

northwest@sidneyphillips.co.uk

SP Sidney
Phillips



LOCATION

Llangernyw is situated in the Elwy Valley in the North Wales county of Conwy, close to where the River Cledwen joins the River Elwy. The village church of St Digain's is the site of an ancient yew tree which is estimated to be over 4,500 years old and reputed to be one of the oldest living things in the world. Llangernyw is also home to the museum of Sir Henry Jones, the philosopher and academic who grew up in the village. The village lies on the A548 between Llanrwst and Abergel. The A548 links to the A470 to the west, offering easy access to Betws-y-Coed and Snowdonia National Park; to the north it links to the A55 North Wales Expressway and North Wales coastal towns and beaches.

The building dates back to circa 1650, although it is not listed. It was originally a farmhouse and remained so until 1890, when a licence application for the Stag Hotel was received by Abergel Courts. The property is of local stone construction with a white and black painted exterior and a pitched slate roof. It is set over three storeys to the main and has a single-storey extension to the left-hand side. The trade areas offer much character and charm, having exposed timbers and original features, and there are many horse brasses and artefacts hanging from the ceilings and walls. The property briefly comprises:

TRADE AREAS

PORCH leading to MAIN BAR, carpeted and tiled to the bar area, with an 'L' shape interconnecting BAR SERVERY, inglenook fireplace with brick chimney and log burner and ornamental features to the walls and ceilings. Loose and booth seating, including two snug areas, to accommodate 26. LADIES' and GENTLEMEN'S TOILETS OFFSET. SNUG ROOM which offers seating for 16 with carpeted floor and a hatch leading to the basement trade area which is currently unused but offers seating for approximately 17. Large bay window, log burner and pool table. LOG ROOM which offers seating for 36 with interconnecting bar servery, carpet flooring, loose and fixed bench seating and feature fireplace. SERVICE CORRIDOR leading to a generous size TRADE KITCHEN which features Altro nonslip flooring, multiple WASH and PREP AREAS, a hood canopy and a good selection of catering equipment and effects.

LETTING ACCOMMODATION

With private access to the side of the property, the accommodation is set over the first floor and the roof space and comprises:

First floor balcony overlooking St Digain's Church and the yew tree (the terrace is dubbed 'Yew View'). The first floor has a modern KITCHEN leading to a LOUNGE/DINING ROOM which is of a good size, three generous size DOUBLE BEDROOMS and a BATHROOM with bath and shower cubicle. The second floor has a MASTER BEDROOM with EN SUITE featuring a bath and shower cubicle. It is apparent the letting areas have been well invested in over recent years and offers spacious and luxurious accommodation with modern furnishings and fittings.

EXTERNAL

To the front of the property is a TRADE PATIO with picnic style benches to accommodate 30. Rear PRIVATE PATIO with WALK-IN fridge and STORAGE ROOM. Separate CAR PARK adjacent to the public house which offers parking for 25 vehicles and features a DOUBLE GARAGE.

THE BUSINESS

The Old Stag is a traditional country pub which offers real ales and trades as a gastro pub serving fresh, locally sourced, cooked food and a takeaway menu. It is famous for its Sunday roasts. The business hosts quiz nights and live entertainment and also supports two pool teams. Its award-winning menu has featured on BBC Radio Wales and S4C and in The Telegraph, and the pub was even visited by King Charles in 2018. The three bedroom accommodation is marketed on Airbnb and is hugely popular with walkers and visitors, achieving £240 per night with high occupancy levels in season (April-September).

Net sales for the year ending March 2025 are £349,074. Full trade accounts can be made available on request. The business offers potential for growth by extending the restaurant's service hours to include lunchtimes during the week, trading 7 days per week and by marketing the letting accommodation more extensively to encourage year-round bookings. The business has its own website: www.theoldstag.co.uk



TENURE & PRICE

FREEHOLD £620,000 to include goodwill and fixtures and fittings. Stock at valuation in addition.

No direct approach to be made to the business; please direct all communications through Sidney Phillips. Viewing strictly by appointment only.

LICENCE

A full Premises Licence is held for the retail of alcohol.

Current opening hours:

Monday, Wednesday & Thursday: 17:00 - 23:00

Friday: 17:00 - 00:00

Saturday: 12:00 - 00:00

Sunday: 12:00 - 22:00

Tuesday: closed

SERVICES

Mains water, electricity and drainage are connected. LPG and oil fired central heating.

Local Authority: Conwy Borough Council, PO Box 1, Conwy LL30 9GN

Rateable Value: as at 01 April 2023 to present: £16,150



BUSINESS MORTGAGES

01834 849795

We can help to arrange funding for your purchase of this or any other business.

UTILITY HELPLINE

01432 378690

Some of our clients have reduced their gas and electricity bills by up to 46% using our impartial price comparisons.

EPC Reference: N/A

CONSUMER PROTECTION FOR UNFAIR TRADING REGULATIONS 2008 & BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008 – These particulars are provided only as a general outline of the property and buyers should make their own enquiries to satisfy themselves as to the accuracy of the information given. Neither we nor any person in our employment has authority to make, give or imply any representation or warranty regarding this property. Room sizes and other measurements and capacities quoted are estimates for rough guidance only. Accurate measurements have not been taken.

Sidney Phillips Limited, Shepherds Meadow, Eaton Bishop, Hereford, HR2 9UA Registered in England and Wales: No. 2362635