



The Crown Pub & Campsite

Llanfihangel Glyn Myfyr, Corwen, Conwy, LL21 9UL

Price: £495,000

Contact:

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Overview

Grade II listed building

Stunning location beside Afon Alwen (AONB)

Three section trade area (50)

Four bedroom owners' accommodation

Riverside campsite

Offers huge potential





Location

Llanfihangel Glyn Myfyr is a village in Conway which sits on the Afon Alwen, southwest of Clocaenog Forest. The village is 9 miles northwest of Corwen, 11 miles southwest of Ruthin and 2.5 miles east of Cerrigydrudion. It is located in the Hiraethog region which falls within The Clwydian Range and Dee Valley Area of Outstanding Natural Beauty (AONB). The area is hugely popular with tourists who are charmed by its quiet ambience, natural surroundings and delightful walks. The property sits on the B5105 Ruthin to Cerrigydrudion road, just minutes from the A5 London to Hollyhead trunk route which provides easy access to Snowdonia National Park. The Grade II listed property, which is approximately 300 years old, is a former drovers' inn of local stone construction with whitewashed elevations under a pitched slate roof. It has an adjoining campsite and sits in approximately 6 acres of land.



Trade Areas

Tiled porch entrance. POOL ROOM to the left with slate/wood flooring, seating for 18 and a fireplace with logburner. To the right is the MAIN BAR with slate/carpet flooring, feature fireplace, seating for 18 and central, wood constructed bar servery with a well-equipped back bar, REAR BAR with carpet flooring, darts throw and seating for 14. The trade areas have much character and charm with unspoiled interiors, exposed ceiling and wall beams and horse brasses throughout. The pub is cosy and visitors enjoy a warm welcome.

Well-equipped TRADE KITCHEN with Altro nonslip flooring, multiple wash and prep areas and a good selection of catering effects and equipment.

Ladies' and Gentlemen's TOILETS to the rear of the building.

CELLAR to basement with BEER DROP.

EXTERNAL

Split level trade garden with stunning riverside views. DECKING and SHELTERED SEATING AREAS provide seating for approximately 70 patrons. PARKING for 10 vehicles. Two-storey outbuilding to the front of the public house which is used as storage.







Accommodation & Campsite

OWNERS' ACCOMMODATION

Arranged over the first and second floors, comprising: spacious LOUNGE with BATHROOM offset, four double BEDROOMS (two of which have ENSUITES), KITCHEN, walk-in STOREROOM and two small SINGLE ROOMS.

CAMPSITE

Riverside CAMPSITE with a licence for 20 pitches which include: two CABINS, a WILD CAMPING PITCH, one LARGE BELL TENT, three BELL TENTS in an alpaca enclosure, 3+ FOREST FLOOR PITCHES, 3 BED- IN-A-SHED microlodges, a CONVERTED CARAVAN, CAMPERVAN PITCHES and 4 back packer's TENT PITCHES. There is a TOILET BLOCK for basic washing and cleaning facilities but no shower facilities or electric hookups are currently in place.





The Business

The Crown is an established public house, restaurant and campsite which is well supported by locals and visitors as well as families and sole holidaymakers. This hidden gem is set in approx. 6 acres of ancient woodland and is especially popular with cyclists and walkers in the summer months.

The business boasts an excellent reputation and was listed as one of North Wales's best campsites in the Pitchup.Com Review Awards 2024 with a rating of 9.8. It was also a TripAdvisor's Traveller's Choice winner in 2022 and has many excellent reviews on Facebook and ukcampsite.co.uk. The business also hosts numerous events including Murder Mystery nights, quizzes and an American Country Music Festival which includes 10 artists and multiple food stalls.

Net sales for the year ending 31 March 2025 are £211,351. Following a formal viewing, full trade accounts may be made available upon request and with consent from our clients.



Tenure & Services

TENURE

Freehold £495,000 to includes fixtures, fittings and goodwill.

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 11:00-01:00, seven days per week.

Current opening hours:

Spring/summer months: 12:00-00:00, seven days per week

Winter months: Thursday to Monday, 17:00-21:00. Closed Tuesday and Wednesday.

SERVICES

Mains water and electricity. Septic tank drainage. Oil-fired heating.

Rateable Value: £3,900. *Note: the business is subject to small business relief.*

Local Authority: Conway County Borough Council

PO box: One Conway LL39GN



Denbigh

Mold

Ruthin

Clwydian
Range &
Dee Valley
National...

A483

Wrexha

The Crown Inn

A5

A470

Blaenau
Ffestiniog

A487

Llangollen

A5

Eryri
National Park
(Snowdonia)

Bala

A494

Gobowen

Oswestry

A483

A

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