



Castell-Y-Bwch Inn

Henllys Lane, Henllys, Cwmbran, Torfaen. NP44 7AZ

Tenure: Freehold

Price: £595,000

Ref: 94430

**Sidney
Phillips**
Leisure & Hospitality Specialists



Key Features

- 'Black & white' country pub & restaurant
- Located on edge of major conurbation
- Two attractive bars (90+)
- Superb trade gardens (250+)
- 3-bedroom owners' accommodation/Airbnb
- Turnover £400,000 per annum

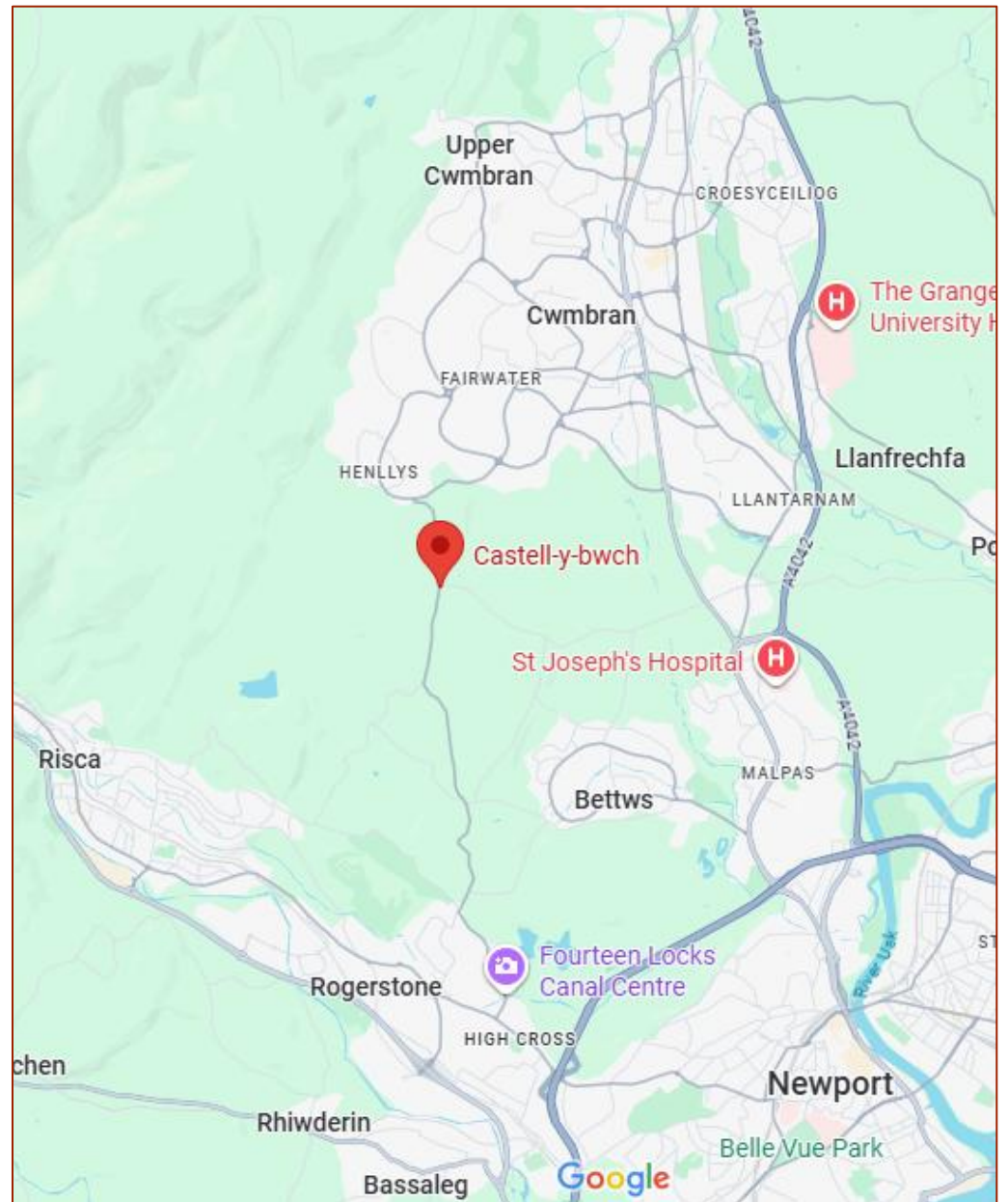
Location

The Castell Y Bwch Inn is located in a rural location just outside the village of Henllys which is located on the southern-western fringe of Cwmbran just a few miles north of the city of Newport in a spectacular rural location with outstanding views of the surrounding countryside. With its beautiful rural location, it is within five minutes motoring of some of the most densely populated residential areas of South Wales and the M4 motorway.

The current operators have improved the business considerably during their three years of occupation and have now established a growing level of turnover based principally on strong food sales. However, there is still a healthy level of drinks trade, in part because of the outstanding trade gardens from which the pub benefits with over 250 people able to be seated outside. Internally, it offers two spacious and characterful trading areas, both of which are well appointed and have excellent service facilities.

At first floor our clients have invested much in the creation of the three-bedroom Airbnb which had previously been and could again be utilised as an owners' s suite.

The property, which is of some quality and character, is constructed in the main of stone and brick which is rendered and colourwashed under a pitched slate roof. It stands in a good sized plot of 0.73 of an acre and still offers a new owner further potential for development. It is briefly described as follows:



Trade Areas

The LOUNGE BAR is a room of some immense quality and character having heavily beamed ceiling, part exposed stone walls and open fireplace with flagged hearth and cast iron canopy over. The room has tartan carpet throughout and is arranged on split levels with two elevations being totally glazed overlooking the trade garden and the stunning view of Cwmbran beyond.

The room has its own BAR SERVERY which is 'L' shaped and has tongue and groove panelled frontage, mirror display back fitting and canopy over.

There is traditional loose seating including some feature pew seating throughout for drinkers and diners alike for 48 customers. The room is being utilised principally as the main bar but also accepting casual diners. There is an obvious synergy with this room with the external trading areas which are on two sides of the property.

The RESTAURANT is named 'The Officer's Mess' and is another attractive room with beamed walls and ceiling, carpeted floor throughout and traditional pews, settles and fixed seating as well as ladderback dining chairs currently set for 48 customers. central bar servery having tongue and groove panelled counter. The Officer's Mess also has a fireplace with antique brick surround, canopy over and real effect log burner installed.

LADIES' & GENTLEMEN'S TOILETS with accessible and baby changing facilities.





The CATERING KITCHEN and SERVICE FACILITIES are of extremely good size and very well appointed. The main catering area has Altro nonslip flooring throughout, fully UPVC panelled walls and four-section ceiling fitted galvanised extraction canopy. There is a comprehensive selection of stainless steel catering effects and work surfaces. Walk-in DRY STORE.

Large on level BEER CELLAR with delivery access from the front of the property. SERVICE COMPOUND with easy access from the kitchen.

Owners Accommodation/Airbnb

Located at first floor is a very impressive and spacious private suite, currently let as an Airbnb which brings in approximately £20,000 per annum of revenue. It is arranged as follows:

BEDROOM ONE: Master bedroom with EN SUITE SHOWER ROOM.

BEDROOM TWO: DOUBLE SIZE.

BEDROOM THREE: SINGLE (although currently houses a bunkbed)

DOMESTIC LOUNGE.

FAMILY SHOWER ROOM

DOMESTIC KITCHEN

External

The grounds are a feature of the property and include a permanently constructed marquee. There is an extensive block paved patio area with steps up onto a flagged terrace area. There is external seating, excluding the marquee, for over 100 customers and the marquee which has a hardstanding base and is carpeted, can cater for a further 60 customers. It is used for both casual customer use as well as for functions.

Adjacent to the marquee is an area with two counters and large, commercial gas BBQ for dispensing snacks to external customers as well as theme evenings and functions for hog roasts etc. There is also a further garden area/patio adjacent to the old, traditional entrance to the side/front of the property.



The gardens extend beyond to a children's play area which has large climbing frames, slide etc as well as an enclosed area for toddlers with astro turf base with smaller apparatus.

The pièce de résistance of the outside trading area is the decked patio which benefits from a stunning view and has 'A' frame picnic bench seats for a total of 90 customers. Adjacent to this decked area is a timber-built OUTBUILDING which is in two sections, both with dispensing serveries. One is a fully equipped BAR and the other is a KITCHENETTE for dispensing snacks etc. (NB - consent has not yet been approved for this building and discussions are ongoing with the Council). CAR PARK which is part tarmacadam and part gravelled and provides lined spaces for 35 vehicles. It is hoped that this can be extended to be able to cater for 47.

The Business

The current operators have been running the property since August 2022. It has subsequently been considerably improved with the garden facilities upgraded, the first floor Airbnb created and the refurbishment of the kitchen and the trading areas. This is reflected in the trading accounts which are on-line to show, net of VAT, £400,000 annual turnover. This trade is split 65% food sales and 35% wet sales. However, the current operators do believe that despite taking on the property after it had been closed for some time, their reputation is becoming more established, and trade is increasing on a steady basis.

Planning Consent

Planning Permission has been passed for the construction in two separate buildings of a total of six en suite letting bedrooms. Three are to be constructed on the northern side of the building adjacent to the existing raised beer patio, and the other on the southern side of the plot adjacent to the current barbeque area.





Tenure & Price

FREEHOLD £595,000 to include goodwill, 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.

Licences

A full Premises Licence is held permitting the retail of alcohol:

Sunday to Thursday: 11:00 – 00:00

Friday & Saturday: 11:00 – 01:00

Services

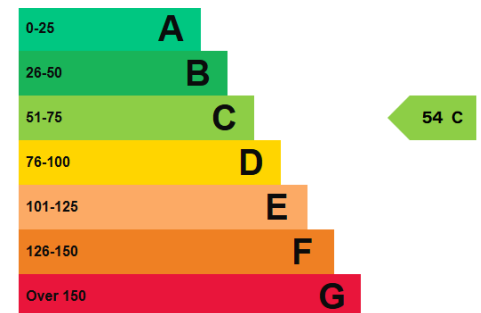
Mains electricity and water are connected.

LPG utilised for cooking and central heating.

Septic tank drainage.

Rateable Value: £11,450 as at 1st April 2026

Local Authority: Torfaen County Borough Council





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