



The Tanners Arms

Defynnog, Brecon, Powys. LD3 8SF

Tenure: Freehold

Price: £300,000

Ref: 88809

**Sidney
Phillips**
Leisure & Hospitality Specialists



Key Features

- Brecon Beacons National Park Village Inn
- 3 en suite letting bedrooms
- Open plan 'olde worlde' lounge bar
- 3 bedroom owners accommodation
- Good trade gardens to front and rear
- Currently operated on limited hours
- Huge scope to increase trade

Location

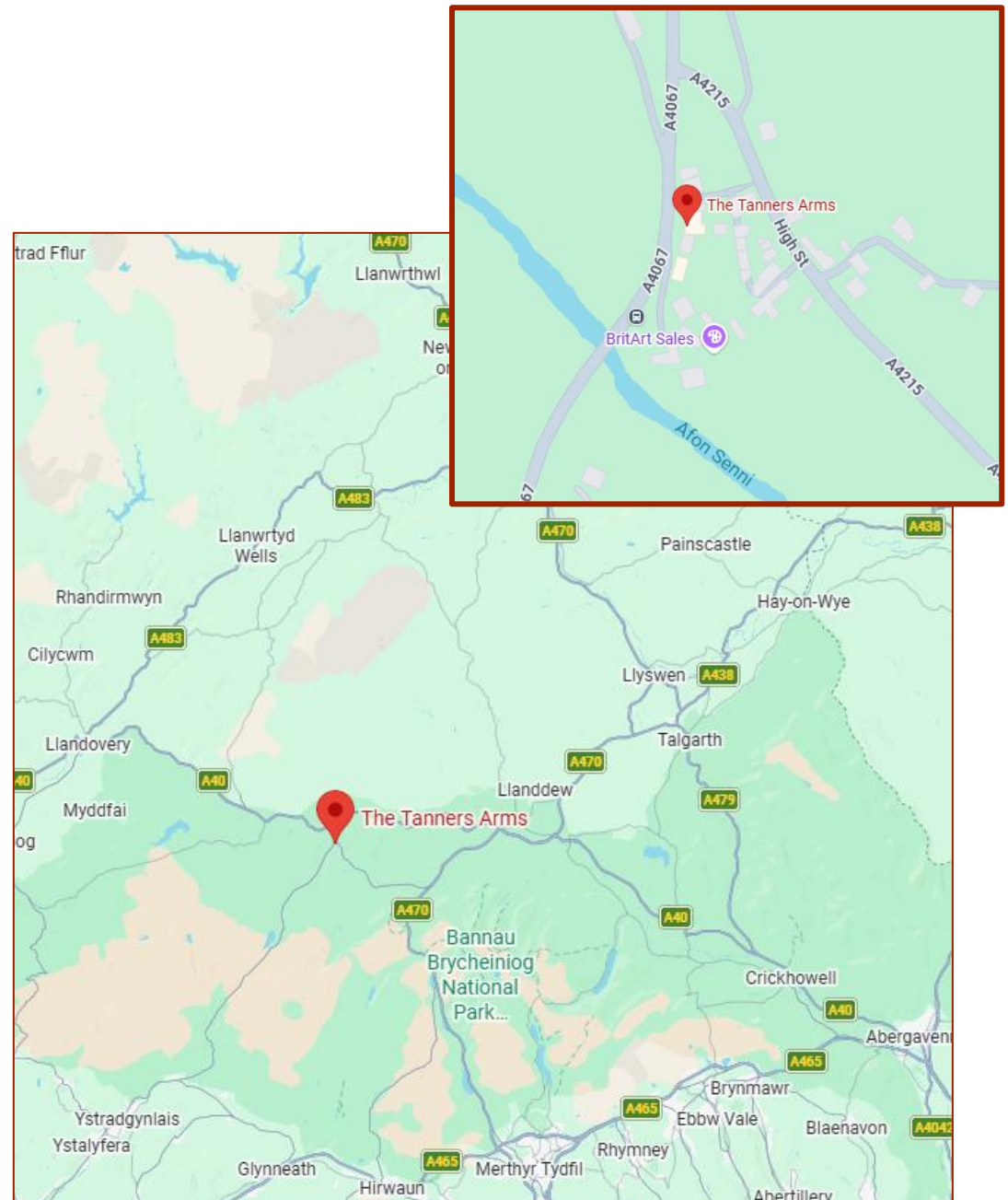
The village of Defynnog is nestled in the northern foothills of the Brecon Beacons National Park beside the Afon Senni just south of its confluence with the River Usk. It holds a strategic location at the intersection of the A40 London to Fishguard road and the A4067 from Sennybridge leading south through the Brecon Beacons National Park to the coastal city of Swansea and M4 motorway.

The Brecon Beacons National Park offers some of the most outstanding rural countryside within Britain, and enjoys a healthy tourist economy built around it. It is a mecca for outdoor sports enthusiasts who visit to enjoy walking, cycling, mountain biking, horse riding, fishing, rock climbing and caravan and camping to name but a few activities.

The Property

The Tanners Arms is situated in the village fronting the A4067 within the sight of the Afon Senni. It has long history, originally being a row of cottages constructed in 17th Century to house workers for the nearby tannery. By 1850 the cottages had been converted into the public house and continued along the same vein ever since. The former stable block has been sympathetically renovated to bring it back into use and offers three quality en suite letting bedrooms.

The building itself still retains much of its original character with cottage style features despite the high level of renovation that has taken place in recent years.



Trade Areas

Entrance vestibule providing access into OPEN PLAN 'OLDE WORLDE' LOUNGE BAR with seating for 40, but ample room for more standing. The room has considerable character and charm, having heavily beamed ceilings, part exposed stone and wood panelled walls. Stripped wood flooring. A feature of the room are the two stone chimneys with inset fireplaces. Wood panel fronted SERVERY with stone back bar fitting. LADIES' & GENTLEMEN'S TOILETS.

Good sized CATERING KITCHEN which is comprehensively equipped with a good selection of stainless steel catering equipment and effects. FREEZER ROOM/DRY STORE and LAUNDRY ROOM.

On-level BEER CELLAR with large BOTTLE STORE.

Letting Accommodation

The premises benefit from 3 LETTING BEDROOMS which have been sympathetically developed in the former stable, with the rooms retaining much of the original rural charm and character. All rooms are en suite:

LETTING BEDROOM 1 (double) with vaulted ceiling and feature fireplace with stone surround. LETTING BEDROOM 2 (single), LETTING BEDROOM 3 (double), again with vaulted ceiling and outstanding views of the surrounding countryside. All are well equipped with full bedrooms suites, TVs and tea/coffee making facilities.

Owners' Accommodation

FIRST FLOOR

Open plan KITCHEN/LOUNGE with vaulted ceiling. CONSERVATORY. 3 BEDROOMS (2 doubles, single/box room). SHOWER ROOM, family BATHROOM.





External

To the front is a draw-on CAR PARK with space for six vehicles (this does not form part of the pub's title). Also to the front is a raised seating area and a number of pub style benches for approximately 24. To the rear is the lawned TRADE GARDEN and PRIVATE GARDEN.

The Business

After purchasing the business in 2018 the owners operated successfully as a country pub and dining venue to the local community and a number of tourists and visitors to the area.

Unfortunately, since the Covid-19 Pandemic it has not reached the same level of trade and now only operates on a part-time basis, being closed Monday and Tuesday, open between 4pm and close Wednesday to Friday, 12 noon to close Saturday and Sunday. The business still provides food and drink and supports a darts team.



Tenure & Price

FREEHOLD £300,000 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 Premises Licence is held for the supply of alcohol between the hours of 9.00 am until 2.30 am seven days a week.

Services

Mains electricity, water and drainage.

Oil fired central heating. LPG used for cooking.

Rateable Value: £4,000 as at 1st April 2026

Local Authority: Powys County Council





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