



**THE RED LION,  
PONTRHYDFENDIGAID  
CEREDIGION  
SY25 6BH**



- **SUBSTANTIAL, CHARACTERFUL RIVERSIDE INN IN VILLAGE CENTRE LOCATION — CURRENTLY CLOSED AND READY FOR REOPENING.**
- **OPTION TO LEASE THE GROUND FLOOR, BASEMENT CELLAR AND REAR BEER GARDEN ALONE**
- **TWO TRADITIONAL BAR AREAS, LOUNGE/RESTAURANT, COMMERCIAL KITCHEN, AND BASEMENT CELLAR.**
- **SEVEN EN SUITE LETTING BEDROOMS OVER TWO UPPER FLOORS, PLUS FIRST-FLOOR LAUNDRY ROOM.**
- **BEER GARDENS – ONE ADJOINING THE RIVER TEIFI, LAWNED AREA, OUTBUILDINGS, AND PARKING FOR 20+ VEHICLES.**
- **SET IN A POPULAR TOURIST AREA NEAR STRATA FLORIDA ABBEY, DEVIL'S BRIDGE, AND CORS CARON NATURE RESERVE.**

**The Red Lion, Pontrhydfendigaid - a substantial and attractive riverside inn occupying a landmark position in the heart of this historic village.**

Standing on the banks of the River Teifi, this detached three-storey stone property enjoys an enviable setting, complete with parking and gardens, and has benefitted from significant recent investment and refurbishment. The business is currently closed, presenting an excellent opportunity for new operators to reopen and revitalise this much-improved property.

The inn features two distinct and characterful bar areas. The public bar offers a traditional setting with exposed stone walls, wooden flooring, fireplaces, a pool table, dart boards, and a well-positioned central bar servery. The lounge bar, which doubles as a restaurant space, has an inviting inglenook fireplace, timber flooring, and a comfortable dining layout for approximately 20 covers, again served by the central servery.

The catering kitchen, situated conveniently for service, is fitted with stainless steel units, UPVC panelled walls, a non-slip floor, and a large extraction canopy, making it mostly equipped for commercial operation. There are separate ladies' and gentlemen's toilets, and a well-maintained beer cellar at basement level.

On the first and second floors, the letting accommodation comprises seven well-appointed en suite bedrooms. These include two spacious family rooms, several doubles, and rooms with charming period features such as vaulted ceilings and exposed stonework. A dedicated laundry room is also located on the first floor for operational efficiency.

Externally, the property includes a newly constructed outbuilding housing a freezer room and log store.

The rear garden is arranged as an enclosed gravelled terrace with space for over 40 customers, complemented by a further lawned area that wraps around the car park and enjoys uninterrupted views over the river and the village's ancient stone bridge. A gravel car park provides space for approximately 20 vehicles.

Our client would be prepared to lease the ground floor commercial area and basement, to include the beer garden to the rear of the property at a discounted rent.

Located at the junction of the B4340 and B4330 routes, Pontrhydfendigaid is a popular destination for tourists exploring the Cambrian Mountains, Strata Florida Abbey, Devil's Bridge, and the nearby Cors Caron National Nature Reserve. The surrounding area is renowned for outdoor pursuits including fishing, shooting, and walking, with events like the World Bog Snorkelling Championships in nearby Tregaron adding to its quirky charm.

The Red Lion represents an outstanding opportunity for energetic and entrepreneurial operators to reopen and develop a well-established, beautifully located village inn. Internal inspection is strongly recommended to appreciate the scope, condition, and potential on offer.

**TO LEASE –**

**£18,500 - INITIAL RENT FOR THE WHOLE PROPERTY**

**£9,000 – INITIAL RENT FOR THE GROUND FLOOR COMMERCIAL AREA, BASEMENT, AND THE BEER GARDEN TO THE REAR OF THE PROPERTY**

**FULL LEASE TERMS TO BE NEGOTIATED**

## **ACCOMMODATION**

**ENTRANCE HALL:** Opening into the bar areas.

### **TRADITIONAL PUBLIC BAR**

Boarded and slate tiled floor, exposed stone walls, two fireplaces (one with a beam lintel, the other with a stone lintel), and loose seating for 20 or so customers with standing space for more. A counter from the central bar servery which has panelled frontage.

### **LOUNGE BAR/RESTAURANT**

Feature inglenook fireplace with beam lintel and antique back fitting with arch, boarded floor, and assorted dining chairs and tables. Counter from central bar servery.

### **CATERING KITCHEN**

Nonslip flooring, UPVC panelled walls, a good selection of stainless-steel catering effects and work surfaces and a five-section galvanised extraction canopy.

### **LADIES' & GENTS TOILETS**

### **BASEMENT BEER CELLAR**

### **LETTING ACCOMMODATION**

Set over the first and second floors and access via a staircase from the rear hallway.

#### **FIRST FLOOR**

**BEDROOM ONE:** Family size with double and single bed, and En Suite shower room

**BEDROOM TWO:** Double with En Suite shower room.

**BEDROOM THREE:** Family size with double and single bed and En Suite shower room.

**BEDROOM FOUR:** Double with En Suite Bathroom.

#### **LAUNDRY ROOM.**

#### **SECOND FLOOR**

**BEDROOM FIVE:** Double with feature vaulted ceiling and stone walls, and En Suite.

**BEDROOM SIX:** Double with vaulted ceiling and En Suite shower room.

**BEDROOM SEVEN:** Double with En Suite Bathroom.

#### **EXTERNALLY**

To the rear of the property is a recently constructed outbuilding, divided into two sections, which houses a freezer room and a separate log store. The trade garden is attractively arranged in two parts. Immediately behind the inn is an enclosed gravelled terrace that, when fully furnished, can comfortably accommodate over 40 seated guests.

On the opposite side of a small roadway is an 'L'-shaped lawned garden which wraps around the car park and extends alongside the River Teifi. This area offers scenic views of the historic stone bridge that spans the river, notable for its traditional keystone arch. Large Gravel Car Park

## **GENERAL**

All measurements are approximate and given as a guide only. Any services or appliances which are listed on these sale particulars have not been tested.

We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.













EPC

# Energy rating and score

This property's energy rating is D.

