



The Hand at Llanarmon

S Sidney
Phillips

Llanarmon Dyffryn Ceiriog, Llangollen, Wrexham County
Borough, LL20 7LD

Freehold Offers over £1,000,000

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THE HAND AT LLANARMON

16th century former farmhouse & coaching inn

Beautiful North Wales location

13 attractive en suite letting bedrooms

Owners accommodation

Bar/games room and restaurant

Spa, trade garden and patios

Net sales year ended July 2025 £789,000

Significant investment in fabric of building & future proofing

16th century inn with 13 beautifully appointed en suite letting bedrooms,
spa and restaurant in the stunning Ceiriog Valley



TRADE AREAS

ENTRANCE VESTIBULE leading to RECEPTION AREA with quarry tile flooring, check-in/reception desk and LOUNGE AREA with inglenook fireplace with log burner. To the right of reception is a LOUNGE with carpet flooring, sofa seating and feature fireplace. The MAIN BAR offers fixed and loose seating for 18 and has carpet flooring with wood to the BAR AREA and a wood panelled BAR SERVERY with back bar. LADIES' and GENTLEMEN'S TOILETS offset. GAMES ROOM with seating for 18, exposed brickwork, pool table and darts throw. Beautifully appointed DINING ROOM offering 50 covers with parquet flooring and exposed brickwork to walls, fireplace with log burner and exposed timber beams. Well-equipped TRADE KITCHEN with hood canopy, a good selection of catering equipment and appliances, and prep and wash areas. COLD PREP and FRIDGE AREA. On level CELLAR.

EXTERNAL

TRADE GARDEN to the rear offering bench seating for 20 and mountain views.

To the front of the property is a PATIO AREA which offers seating for 20.

Separate TRADE PATIO AREA to the side of the property with picnic style benches for 70 and log shelter.

Main CAR PARK for 10 vehicles with on-road parking available.

Multiple OUTBUILDINGS including BOILER CUPBOARD, TWO LAUNDRY ROOMS and WALK-IN FRIDGE

OWNERS ACCOMMODATION

Annexed cottage comprising LOUNGE, KITCHEN (which was completely refurbished in April 2025), TOILET, DOUBLE BEDROOM and SINGLE BEDROOM to the first floor with EN SUITE BATHROOM. Private GARDEN and PATIO AREA with hot tub, plus private parking for 6 vehicles.

SPA AREA

Sauna and shower room. Integrated hot tub.

STAFF ACCOMMODATION

3 BEDROOMS , BATHROOM and LOUNGE. Private parking.





LETTING ACCOMMODATION

13 beautifully appointed letting rooms, decorated and furnished to a very high standard, offering EN SUITE facilities, wi-fi, Sky TV and coffee and tea making facilities.

GROUND FLOOR:

ROOM 5: ACCESIBLE TWIN/DOUBLE

ROOM 4: DOUBLE

ROOM 12: TWIN/DOUBLE

ROOM 14: DOUBLE

FIRST FLOOR:

ROOM 1: LARGE DOUBLE/TWIN

ROOM 2: LARGE DOUBLE

ROOM 8: SUITE with LOUNGE AREA, DOUBLE BEDROOM and EN SUITE BATHROOM

ROOM 3: LARGE DOUBLE

ROOM 10: SMALL DOUBLE

ROOM 11: SMALL DOUBLE

ROOM 9: TWIN/DOUBLE

ROOM 6: DOUBLE

ROOM 7: TWIN/DOUBLE





LOCATION

Llanarmon is a picturesque village set amidst unspoilt hill countryside beside the River Ceiriog. The village lies in the county of Wrexham in the Upper Ceiriog Valley, nestled at the foot of the Berwyn Mountains. The area has stunning scenery and offers many walking routes. It is within easy reach of the town of Llangollen, Chirk Castle, Erddig and Pistyll Rhaeadr Waterfall. Llanarmon lies at the end of the B4500 which links to the A5 London to Holyhead route and to the A483 which provides direct access to Chester, Wrexham and Oswestry.

The property retains many of its original period features including a large fireplace and exposed timbers, and dates back to the 16th century. It is a former farmhouse and drover's inn which is of local stone construction under a pitched slate roof. It features an owners annexe cottage and well presented trade gardens and grounds.

THE BUSINESS

The Hand operates as a traditional British inn offering 13 beautifully presented letting bedrooms which are AA 4* Gold rated. Its restaurant has been awarded two AA Rosettes and serves fresh, locally sourced food. The inn is popular with locals, tourists and walkers and is frequented by large parties during the shooting season. Turnover for the year ended July 2025 are £789,000 with full trading information available upon request. Room tariffs range from £155 to £190 per night (breakfast included) and we are advised that annual occupancy levels are 70% overall. The business offers unrivalled scenery and views and has an excellent reputation: it was featured in The Telegraph's 'Best Pubs in the UK 2026 list as a top remote country pub and stay'. This is an exciting opportunity for an individual, Pub Co or multiple operator to take on this thriving and established business in an area which offers the perfect work/life balance.

TENURE & PRICE

Freehold: offers over £1,000,000 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:

Monday to Thursday: 11:00 - 23:00

Friday & Saturday: 11:00 - 01:00

Sunday: 12:00 - 23:30

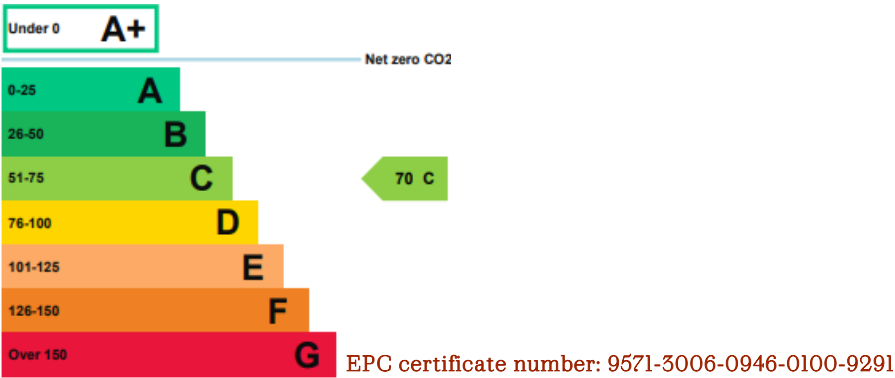
Current opening hours: As above.

Food Service:

Breakfast service

Lunch 12:00 - 14:30

Dinner 18:00 - 20:30



SERVICES

Mains electricity, water and drainage are connected. Calor gas. CCTV. Electric charge points and solar panels.

Local authority: Wrexham Borough Council

Rateable Value: £29,000 as of 01 April 2026





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.

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