



The Stumble Inn

Bwlch-y-Cibau, Llanfyllin, Powys, SY22 5LL

Tenure: Freehold

Price: £330,000

Ref: 94655

Sp Sidney
Phillips
Leisure & Hospitality Specialists



Key Features

- Village centre food-led public house
- Lounge bar (28), snug, restaurant/function room (48)
- Four bedroom owners' accommodation
- Large trade garden & parking
- Well-established business operated on limited hours
- Scope to increase business

Location

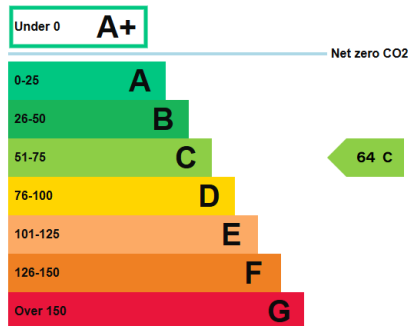
The pleasant village of Llanfyllin sits within rural Powys, close to its border with Shropshire, on the A490. The road leads north to Lake Vyrnwy reservoir and nature reserve, an area that attracts a huge number of visitors throughout the year.

The village is also close to the nearby towns of Welshpool (nine miles) and Oswestry (10 miles).

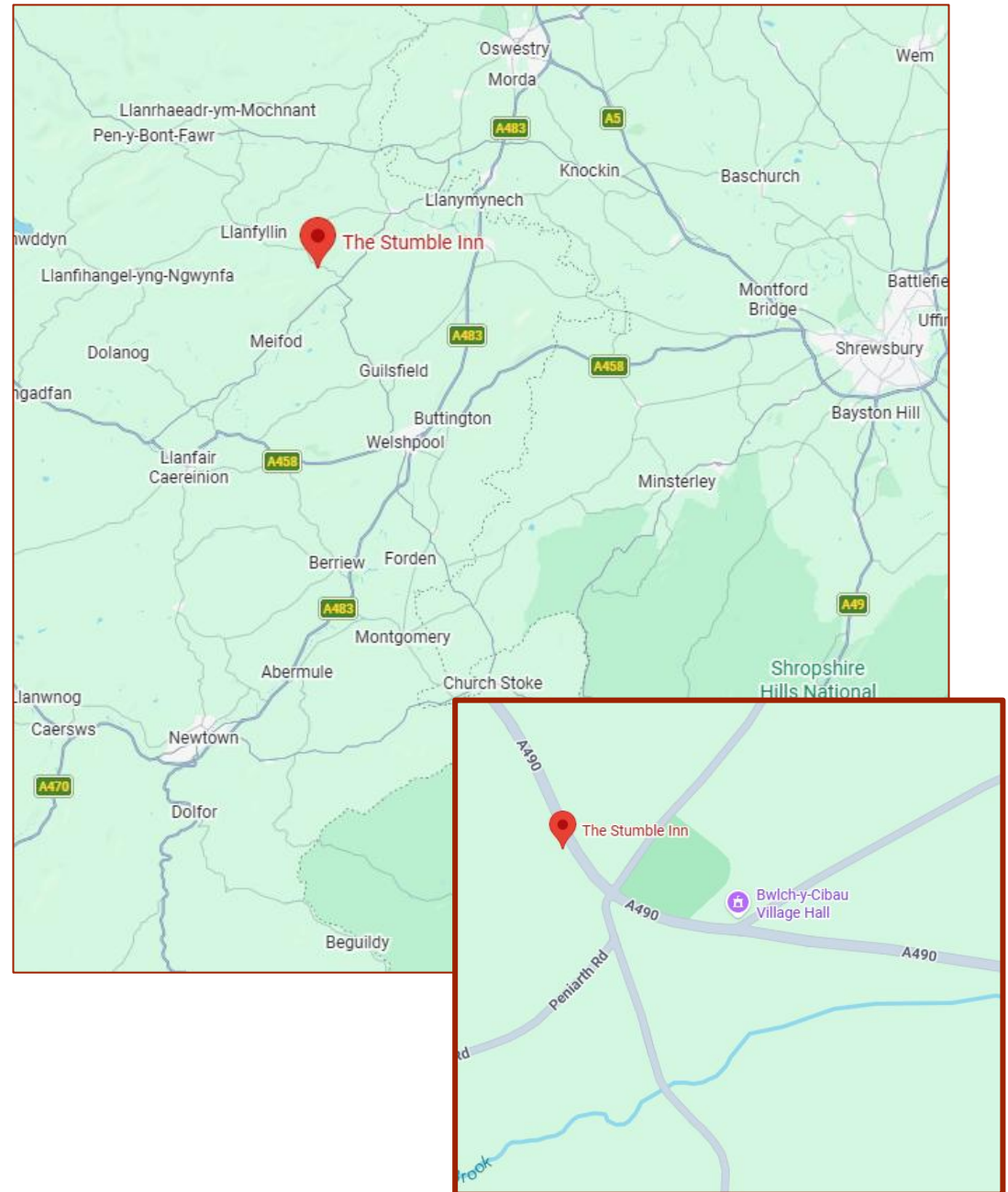
The Property

The Stumble Inn is an imposing roadside inn that appears to be constructed mainly of stone and brick under a pitched slate roof.

This extensive property offers three trading areas with private accommodation above, a good trade garden and parking.



Certificate 3872-8419-2061-9594-9208



Trade Areas

Front entrance leading to trading areas. The PUBLIC BAR has seating for 24, a beam effect ceiling, a part carpeted and part exposed wood floor, a feature fireplace with brick surround and solid fuel burner and a wood and stone panel fronted BAR COUNTER from the central SERVERY. LOUNGE with seating for 12, carpeted floor, feature fireplace and return from SERVERY.

Open arch through to FUNCTION ROOM/RESTAURANT which seats 46 and has an apex ceiling, stripped wood floor and French doors to the garden. LADIES', DISABLED and GENTLEMEN'S TOILETS.

CATERING KITCHEN: fully equipped with a good selection of commercial catering effects and equipment. STILL ROOM.

Owners' Accommodation

FIRST FLOOR

LOUNGE, OFFICE SPACE, BEDROOM 1 (large double), BEDROOM 2 (small double),

BEDROOM 3 (double) and BEDROOM 4 (large single) currently used for storage. Family BATHROOM.

External

To the side of the property is a large, lawned GARDEN with children's swing. The garden wraps around to the rear of the property and has both a covered seating area and Chiminea heater. There is seating for 50+ but the garden is large enough to accommodate a marquee for 150.

Timber constructed former STABLE BLOCK used as storage, incorporating large fridge/freezer store and log store. Hardcore CAR PARK for 15 - 18 vehicles.





The Business

The current owners have been patrons since 2005 and have developed a good food-led pub which now operates on limited hours to suit their requirements. It currently operates Wednesday through to Sunday, being closed Sunday evenings, Monday and Tuesday. The menu comprises traditional British food, locally sourced and homemade, in a sensible price bracket. Our clients' accounts show net sales of £115,754 for the trading year ended 31st March 2024.

Tenure & Price

FREEHOLD £330,000 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: Monday to Saturday: 11:00 - 23:00 and Sunday: 12:00 - 22:00

Services

Mains electricity and water are connected. Septic tank drainage. LPG for cooking and heating.

Local Authority: Powys County Council

Rateable Value: £6,000 as at 1 April 2026



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Business Mortgages

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We can help to arrange funding for your purchase of this or any other business.

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Some of our clients have reduced their gas and electricity bills by up to 46% using our impartial price comparisons.