



## Harp Inn

31 Haverfordwest Road, Letterston, Haverfordwest, Pembrokeshire, SA62 5UA

**Tenure:** Freehold

**Price:** £535,000

**Ref:** 85408

**Sidney  
Phillips**  
Leisure & Hospitality Specialists



## Key Features

- Historic, 15th century coaching inn in prominent roadside location
- Six quality en suite letting bedrooms
- Well-appointed trading areas
- Caravan and campsite with five electric hookups
- Large car park
- Established and successful business

## Location

The Harp Inn is located in the village of Letterston in rural north Pembrokeshire, on the doorstep of the Pembrokeshire Coast National Park, surrounded by beautiful countryside and an excellent gateway to a number of quality Blue Flag beaches and tourist attractions in the area. Pembrokeshire is renowned as a tourist destination for those taking part in outdoor pursuits, especially water-based, with the outstanding coastline of the Pembrokeshire Coast National Park and its well known and popular coastal trail: a mecca for tourists and second-home owners, attracting a huge number of visitors throughout the year.

The village straddles the main A40, approximately 5.5 miles south of Fishguard and 10 miles north of Haverfordwest. It is an excellent base to visit the huge number of surrounding attractions such as the Blue Lagoon at Abereddi, St Davids, Newgale Beach, the Havens, Marlows and Skomer Island to name but a few. It is also close to the holiday hotspots of Newport, Tenby and Saundersfoot.

## The Property

The Harp Inn was thought to originally have been built in the 15<sup>th</sup> century as a small working farm but later developed into a public house and inn. The building is constructed of local stone with rendered and colourwashed elevations under slate roofs. It has been developed and extended many times over the years, with the main building becoming the public house, and the outbuildings incorporated into the main building to provide quality letting bedrooms.



It has been owned by the same family since 1981, testament to its success. During their tenure it has been developed, with letting accommodation and the addition of a small caravan and campsite to the rear, with electric hookups.

The public house is well known as a destination dining venue and this provides an opportunity for new operators to continue the rich history of this well-established business.

## Trade Areas

### GROUND FLOOR

Front entrance leading into well-appointed three section interconnecting TRADING AREA, VIZ: CONSERVATORY seating 24. LOUNGE with settle seating for 15. DINING ROOM seating 44. SERVERY to lounge.

PUBLIC BAR seating 24 but with ample room for more: comfortably furnished, including pool table and dartboard. SERVERY.

Comprehensively equipped CATERING KITCHEN with commercial catering equipment and effects.

On-level CELLAR.

LADIES' & GENTLEMEN'S TOILETS.

## Private Accommodation

### FIRST FLOOR

MASTER BEDROOM with new EN SUITE. Second BEDROOM with new EN SUITE. Separate newly refurbished SHOWER ROOM. LOUNGE. Three further rooms.







## Letting Accommodation

The block has been developed from a former cow shed/outbuilding and is an outstanding addition to the premises.

External access to a cottage style letting block providing SIX QUALITY EN SUITE LETTING BEDROOMS, all having individually themed names after local beaches.

At first floor, in the main building is an EN SUITE LETTING ROOM but it can be used as an extra letting bedroom or for private use.

## External

Draw-on CAR PARK for approximately 60 vehicles. To the rear are the CARAVAN/CAMPERVAN PITCHES with electrical hookups for five. Three separate outside seating areas for customers.



## The Business

The premises have been long established as a pub and inn and, more recently, as a destination dining venue with accommodation. The most recent addition is the caravan and campsite to the rear.

The business is well-established as a destination dining venue being on the busy main A40 and close to many towns and villages from which it attracts much local trade. There are also many holiday homes, caravan and campsites in the vicinity which attract a large number of tourists.

It trades seven days per week and opens for food Monday to Saturday between 11:30 and 21:00. On Sundays, a carvery is provided between 12 noon and 16:00. Both bars are open until late. In addition, there are six quality en suite letting bedrooms.

Accounts for the financial year ending October 2024 provide evidence of sales inclusive of VAT of £436,500, split 68% food, 14% wet sales and 18% accommodation.

## Tenure & Price

**FREEHOLD £535,000** 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.

## Services

Mains water and electricity. On-site macerated drainage station with pump to mains. LPG used for cooking and heating - please note there are two separate tanks: one for the letting block and one for the public house.

Rateable Value: £21,500 as at 01 April 2026.

Local Authority: Pembrokeshire County Council.





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