



# The Fox & Hounds

Ref: 3451542

Llancarfan, Vale of Glamorgan, CF62 3AD

Virtual Freehold: £495,000

Attractive period property

Affluent village location

8 en-suite letting rooms

Dining Room (44), Snug (20) & Lounge bar (16)

Net sales: £473,608, GP: c. 70%

Streamside outdoor trading area. EPC rating C



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## Description

The Fox & Hounds is a charming detached stone-built property, believed to have origins dating back to the 16th Century.

Situated in a picturesque streamside location, at the heart of the village, it features a well presented outside trade area with a covered patio and decked seating.

Internally, there is ample seating for diners as well as space for more casual eating and drinking in the bar area. The popular letting rooms are all en-suite and the attached 3 bed cottage, with private garden, can be used for owner's accommodation or as a let for holidaymakers.

The pub has its own car park, and customers can also use the public car park on the other side of the stream, accessed via a footbridge.



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## Location

Llancarfan is an attractive village in the heart of the Vale of Glamorgan, one of Wales' most sought after areas.

The village is a popular location for families and commuters and via the A48 and the M4, it has good transport links to Cardiff, the capital city of Wales, which is approximately seven miles away.

The Vale of Glamorgan is also a popular tourist destination due to its proximity to Cardiff and other attractions such as the heritage coastline, the seaside resort of Barry Island, the town of Penarth, with its pier and marina and the market town of Cowbridge, which has an eclectic mix of independent shops, cafes and restaurants.

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## Business Rates

The rateable value of the premises as of 1 April 2023 to present is £18,750.

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## Internal Details

There are three principal trade areas:

- Dining room with exposed stone chimney breast and ceiling beams (44)
- Snug with partially exposed stone walls (20)
- Lounge bar with a wood burning stove (20)
- Well equipped trade kitchen
- Office/reception
- Toilets
- Beer cellar

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## Owner's Accommodation

The attached cottage comprises:

- Three bedrooms
- Lounge
- Kitchen diner
- Bathroom
- Private garden

This could be used for owner's accommodation or letting (STP)





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### Fixtures & Fittings

We are advised that the trade fixtures and fittings at present in the property are owned outright and will be included in the sale.

An inventory listing will be provided.

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### Letting Accommodation

8 en-suite bedrooms in the main building.

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### Tenure

The property is being sold with a virtual freehold, courtesy of a 999 year lease granted on 5th October 2001 and with a rent of one peppercorn or one pint of beer per annum.

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### Trading Hours

The current trading hours are:

Monday - Bar Only: 3pm – 10pm.

Tuesday - Bar Only: 3pm – 10pm

Wednesday - Bar: 12pm – 11pm - Kitchen: 12-2pm/6pm-9pm

Thursday - Bar: 3pm – 11pm - Kitchen: 12-2pm/6pm-9pm

Friday - Bar: 12pm – 11pm - Kitchen: 12-2pm/6pm-9pm

Saturday - Bar: 12pm – 11pm - Kitchen: 12-2pm/6pm-9pm

Sunday - Bar: 12pm – 9pm - Kitchen (Sunday Lunch): 12pm-4pm

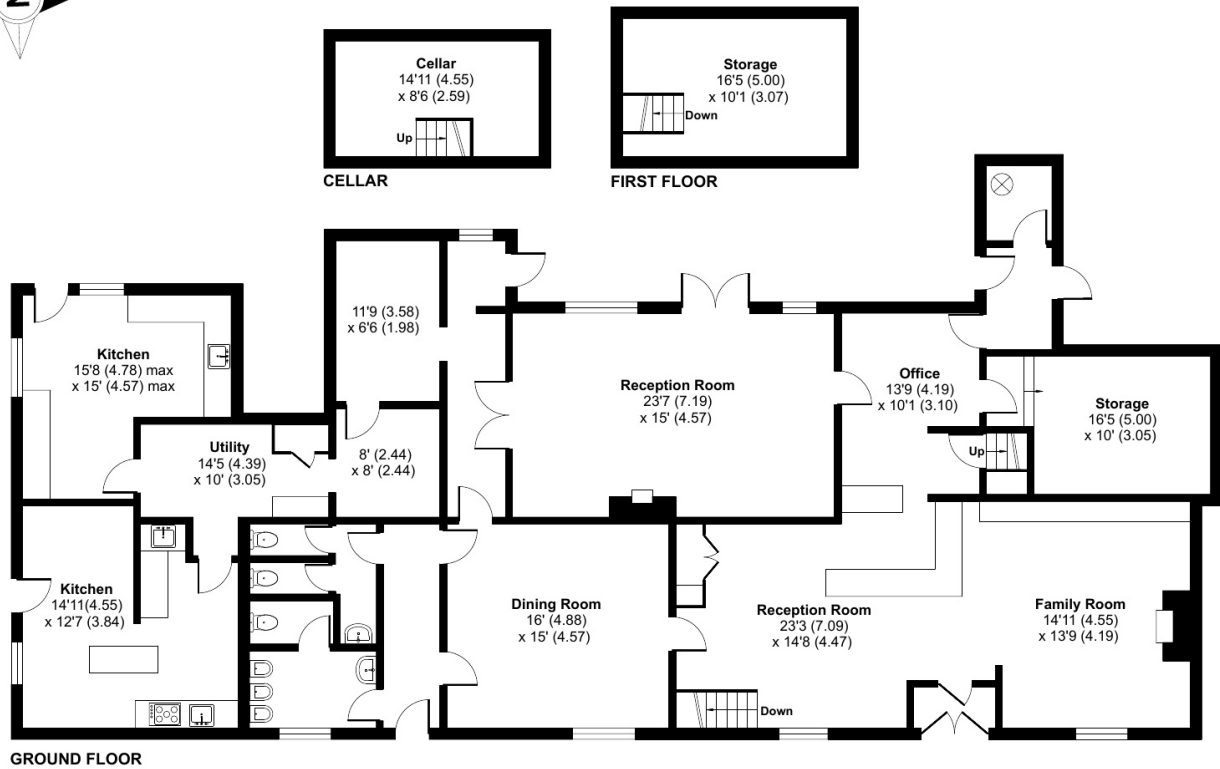




# Llancarfan, Barry, CF62

Approximate Area = 2974 sq ft / 276.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Christie Owen & Davies Plc. REF: 1095914



## Customer Due Diligence Checks

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

## Contact

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

### Graeme Clifford

Business Agent

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Bristol



Christie Finance is an independent finance broker recommended by Christie & Co. For full information on the finance options available for this business or any



For full information on Christie Insurance please call 03330 107189

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