



## **Fishers Arms, Cellan, Lampeter SA48 8HU**

**Offers in the region of £239,000**

**Charming Detached Well Established Country Pub  
Popular Busy Rural Village Location Close To Lampeter  
Good Trade & Excellent Potential On Offer  
2 Bed Living Accommodation  
Large Car Park & Garden/Child's Play Area**

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**EJ/HJ/35297/070814**

## **DESCRIPTION**

**VIEWING** **HIGHLY RECOMMENDED !!!!!!!**. - A well established and highly renowned public house/restaurant pleasantly located within the popular rural village of Cellan, and only some 2 miles from the University and shopping town of Lampeter. Comprises a period cottage style pub retaining a wealth of charm and character including exposed beams, flagstone flooring etc, with public bar area, separate restaurant/dining area and pool/darts room. Also provides first floor 2 bedroomed proprietors accommodation with large customer car park and garden/child's play area. (EPAR - 76)

## **GENERAL INFORMATION**

Provides prospective purchasers with an opportunity of acquiring a most well established and highly renowned public house located in a popular rural village, close to the University and shopping town of Lampeter. The property is traditionally built of solid stone walls lying under a slated roof with more recent cavity built additions, and benefitting from double glazing and oil fired central heating. The accommodation provides as follows -

### **ENTRANCE PORCH**

Entered via stable style door, door to;

### **PUBLIC BAR**

27'2 x 16'11 max (8.28m x 5.16m max)  
Approximate seating for 30, original flag stone flooring, exposed beams, multi fuel stove incorporated within a feature stone fireplace, furnished with a mixture of bench seating, low and high bar stools, curved slate fronted serving bar with wooden counter and wooden canopy above with mirrored back bar fitting, access to;

### **DINING ROOM/ RESTAURANT**

24'9 x 8'1 (7.54m x 2.46m)  
Carpeted flooring, slate fronted return to servery, seating for approximately 20 persons, access to first floor.

### **GAMES ROOM**

18'7 x 18'1 (5.66m x 5.51m)  
Pool table and darts area, exposed beam ceiling, side exterior door, corner bench seating, radiator, exposed beams.

### **KITCHEN**

20'5 x 9'4 (6.22m x 2.84m)  
Fully equipped with 2 upright freezers, 1 upright fridge, 2 microwaves, preparation tables with easy clean work surfaces, automatic washing machine, heavy duty dishwasher, double drainer stainless steel sink unit, LPG 6 ring stainless steel Falcon oven and oven, warming plate, non slip flooring, rear exterior door.

### **SIDE ENTRANCE HALL**

Side exterior door, door to;

### **LADIES & GENTS W.C 'S**

### **FREEZER/STORE ROOM**

11'7 x 8'2 (3.53m x 2.49m)  
Plumbing and space for automatic washing machine, freezer space, useful storage area, door to;

### **BEER CELLAR**

11'5 x 11'5 (3.48m x 3.48m)  
Hubbard cooling air conditioning system, rear exterior door.

### **FIRST FLOOR LANDING**

Approached via stairwell from dining room and would ideal provide as proprietors living accommodation, doors to;

### **LOUNGE**

18'11 x 16'8 (5.77m x 5.08m)  
Under eaves storage facility, double aspect windows, 2 radiators, access to loft, TV point, could be ideally split into 2 bedrooms if required (STP).

### **BATHROOM**

11'3 x 6'11 (3.43m x 2.11m)  
Suite comprising; panelled bath, low level WC, pedestal wash hand basin, tiled surrounds, radiator, pull light switch, window to front.

### **BEDROOM 1**

11'4 x 8'11 (3.45m x 2.72m)  
Radiator.

### **BEDROOM 2**

17' max x 10'8 (5.18m max x 3.25m)  
Radiator, built in wardrobe.

### **EXTERNALLY**

The property has road excellent frontage on to a council maintained roadway within the small

village of Cellan, There is a large car park providing good customer parking for approximately 20 vehicles, large beer garden laid to lawn with child's play area incorporating play swings, mature conifer hedging to rear with flower beds, shrubs etc. The whole area backs on to open countryside.

## **BUSINESS**

The property which comprises a traditional village pub to the local community supporting pool and darts teams along with a number of local hunts etc. The business is heavily weighed in favour of wet sales only offering food between Thursday and Saturday at present with scope to increase turnover. The current owners have owned the property since 2007 and operated it to suit their needs including part time and casual labour. There is excellent potential and scope for improvement with an owner operated couple committed to the business. Any prospective buyer wishing to inspect the trading figures they do so at request via the sole selling agents.

## **LICENCE**

A premises licence is held for the supply of alcohol

between the hours of 11am and 2:30 am 7 days a week.

## **SERVICES**

We are advised that mains electricity, water and drainage are connected to the property. LPG gas for cooking, oil fired central heating.

## **AGENTS REMARKS**

Outstanding opportunity of acquiring a highly established country Inn offering excellent scope and potential. **VIEWING HIGHLY RECOMMENDED.**

## **OUR OFFICE HOURS**

Monday to Friday  
9:00am to 5:30pm  
Saturday 9:00am to 1:00pm

## **GENERAL NOTE**

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

## **DIRECTIONS**

From Lampeter take the A482 road out to the village of Cwmann and proceed past the Motor World shop on your left and take the next left turning signposted Cellan. Carry on this lane for approx 1 mile where the property will be seen on the right hand side upon entering the village of Cellan.



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**John.  
Francis**