

*TO LET on a negotiable lease. Popular established Gastro Pub nestled in the heart of the West Wales countryside. Penuwch, near Aberaeron/Tregaron, West Wales*



## The Hungry Ram (The Old School), Penuwch, Tregaron, Ceredigion. SY25 6RD.

P.O.A.

**REF: C/2331/LD. TO LET**

\*\*\* TO LET ON A NEGOTIABLE LEASE \*\*\* A rare, unique and unrivalled opportunity \*\*\* Well established and renowned fully licensed Restaurant/Bar in a stunning rural position \*\*\* Located equidistant of the renowned Cambrian Mountains and the Cardigan Bay Coast \*\*\* Formerly the Village Primary School - transformed to offer a high end Restaurant facility \*\*\* Could offer itself nicely to a range of commercial uses - Such as Farm Shop, Studio spaces, Workshop, Tea Room, etc., (subject to the necessary consents)

\*\*\* A well established business available as a Going Concern - Lease negotiable \*\*\* A traditional stone and slate building now consisting of an entrance hallway, incorporating a Bespoke open plan bar area that overlooks the Restaurant, fully functional catering kitchen, Ladies, Gents and Disabled wc.'s \*\*\* The property sits in an extensive plot of around 0.7 of an acre with the former playground / tarmacadamed car park \*\*\* Patio/terraced area \*\*\* Side level lawn \*\*\* Two cellar rooms \*\*\* Period character retained whilst boasting Bespoke carpentry \*\*\* An exclusive venue having been utilised for Weddings, several events and a key hub for the local Community

\*\*\* Excellent trading potential - Accounts available for bona fide interested Parties \*\*\* Available as a ready to go Restaurant business \*\*\* All fixtures, fittings and furniture available by negotiation



**LAMPETER**  
12, Harford Square, Lampeter,  
Ceredigion, SA48 7DT  
Tel:01570 423623  
lampeter@morgananddavies.co.uk



**ABERAERON**  
4, Market Street, Aberaeron,  
Ceredigion, SA46 0AS  
Tel:01545 571 600  
aberaeron@morgananddavies.co.uk



**CARMARTHEN**  
11, Lammas St, Carmarthen,  
Carmarthenshire, SA31 3AD  
Tel:01267 493444  
carmarthen@morgananddavies.co.uk

## LOCATION

Nicely positioned within the rural Village Community of Penwch set back off the B4577 road which leads from the Coast at Aberaeron to the Market Town of Tregaron at the foothills of the Welsh Cambrian Mountains, a 15 minute drive from the Georgian and Harbour Town of Aberaeron with its comprehensive range of shopping and schooling facilities and equidistant to the University Town Coastal Resort and Administrative Centre of Aberystwyth and the University Town of Lampeter. OS Grid Reference Number 597/627.

## GENERAL DESCRIPTION

The Hungry Ram (The Old School) offers an exciting and rare opportunity. Here we have an established and popular Restaurant/Bar that is available to let on a negotiable lease. The current Owner/Occupiers bring the property to let as a Going Concern with full fixtures and fittings and furniture inventory available by negotiation. It also offers alternative commercial uses, such as Farm Shop, Tea Room, Studio, Workroom, etc.

A particular feature of this charming proposition is its stunning rural location set between the Cambrian Mountains and the Cardigan Bay Coast. It enjoys a beautiful backdrop over the Welsh countryside.

Internally it has retained many of the School's original features whilst also boasting Bespoke carpentry which has helped provide a modern eatery.

An opportunity not to be missed. Further information in regards to lease and accounts are available via the Estate Agents - Morgan & Davies, Lampeter Branch.

## THE ACCOMMODATION

The Restaurant at present offers more particularly the following.

## ENTRANCE HALLWAY

14' 2" x 6' 3" (4.32m x 1.91m). With an oak front entrance door, tiled flooring, spot lighting, separate side entrance door to the front.

## DISABLED W.C.

With low level flush w.c., wall mounted wash hand basin, hand dryer, spot lighting, extractor fan.

## RESTAURANT/BAR

52' 5" x 17' 3" (15.98m x 5.26m). An impressive open plan space offering for up to 70 Persons with the possibility of sub dividing with the original School's bi-fold doors. It enjoys a vaulted ceiling with original beams and exposed stone walls with fully glazed rear windows enjoying views over the terrace and the countryside beyond.



## RESTAURANT/BAR (SECOND IMAGE)



**RESTAURANT/BAR (THIRD IMAGE)****RESTAURANT/BAR (FOURTH IMAGE)****BAR AREA**

A Bespoke hand crafted bar with fitted sink units, serving area, glass storage and fridges that are available by negotiation.

**BAR AREA (SECOND IMAGE)****KITCHEN**

19' 6" x 17' 6" (5.94m x 5.33m). A fully functional stainless steel catering kitchen with two fitted sink units, large catering extractor fans. All catering equipment inventory available by negotiation.

**KITCHEN (SECOND IMAGE)**

## GENTS W.C.

With Bespoke milk churn wall mounted urinals, Bespoke water trough wash hand basin, separate cubicle with low level flush w.c., hand dryer, radiator.



## LADIES W.C.

With two cubicles housing a low level flush w.c., Bespoke water trough wash hand basin, hand dryer, radiator, wall mounted heater.



## LOWER GROUND FLOOR

### CELLAR/STORE

19' 5" x 17' 4" (5.92m x 5.28m). Split into four compartments with plumbing in-situ, external entrance door.

### BEER CELLAR

15' 2" x 8' 6" (4.62m x 2.59m). With external access door and having electricity connected.

## EXTERNALLY

### RAISED TERRACE/BALCONY AREA

Recently created balcony terrace with several outdoor seating areas. A place to sit and relax whilst enjoying a breath taking location.



### FORMER SCHOOL YARD - NOW A PARKING AREA

A tarmacadamed and extensive walled parking area with ample parking for a large number of vehicles which will be essential for any future business opportunity. Provides good rear access to the property and ideal for Coach Trips or for alternative use (subject to consent).



**FRONT OF PROPERTY****FRONT OF PROPERTY (SECOND IMAGE)****REAR OF PROPERTY****VIEW FROM PROPERTY****AGENT'S COMMENTS**

An exciting and rare commercial opportunity in a delightful rural location which lies in close proximity to the Market Towns of the area and also the Coastal Resorts of Aberystwyth and Aberaeron.

**TENURE AND POSSESSION**

We are informed the property is of Leasehold Tenure.

**Services**

We are informed by the current Owners that the property benefits from mains water, mains electricity, private drainage, oil fired central heating, telephone subject to B.T. transfer regulations, Broadband subject to confirmation by your Provider.



## Directions

From Aberaeron proceed North East on the A487 Coast road to the Village of Aberarth. Drive through the Village crossing the river bridge and climb up the hill. Turn first right onto the B4577 Pennant road. Follow this road straight on through the village of Pennant, onto Cross Inn, at the cross roads continue straight on towards Bethania and Penuwch. You will then reach the Village of Penuwch. As you enter the Village you will see The Hungry Ram (The Old School) on your right hand side.

**VIEWING:** Strictly by prior appointment only. Please contact our Lampeter Office on 01570 423 623 or [lampeter@morgananddavies.co.uk](mailto:lampeter@morgananddavies.co.uk)

All properties are available to view on our Website – [www.morgananddavies.co.uk](http://www.morgananddavies.co.uk). Also on our FACEBOOK Page - [www.facebook.com/morgananddavies](http://www.facebook.com/morgananddavies). Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

To keep up to date please visit our Website, Facebook and Instagram Pages

For further information or to arrange a viewing on this property please contact :

**Lampeter Office**  
**12 Harford Square**  
**Lampeter**  
**Ceredigion**  
**SA48 7DT**

T: 01570 423623

E: [lampeter@morgananddavies.co.uk](mailto:lampeter@morgananddavies.co.uk)

<http://www.morgananddavies.co.uk>



Regulated by

**RICS**<sup>®</sup>