



THREE PIGEONS INN

Graigfechan, Nr Ruthin, LL15 2EU

FREEHOLD: OFFERS OVER £675,000 | REF: 5652124

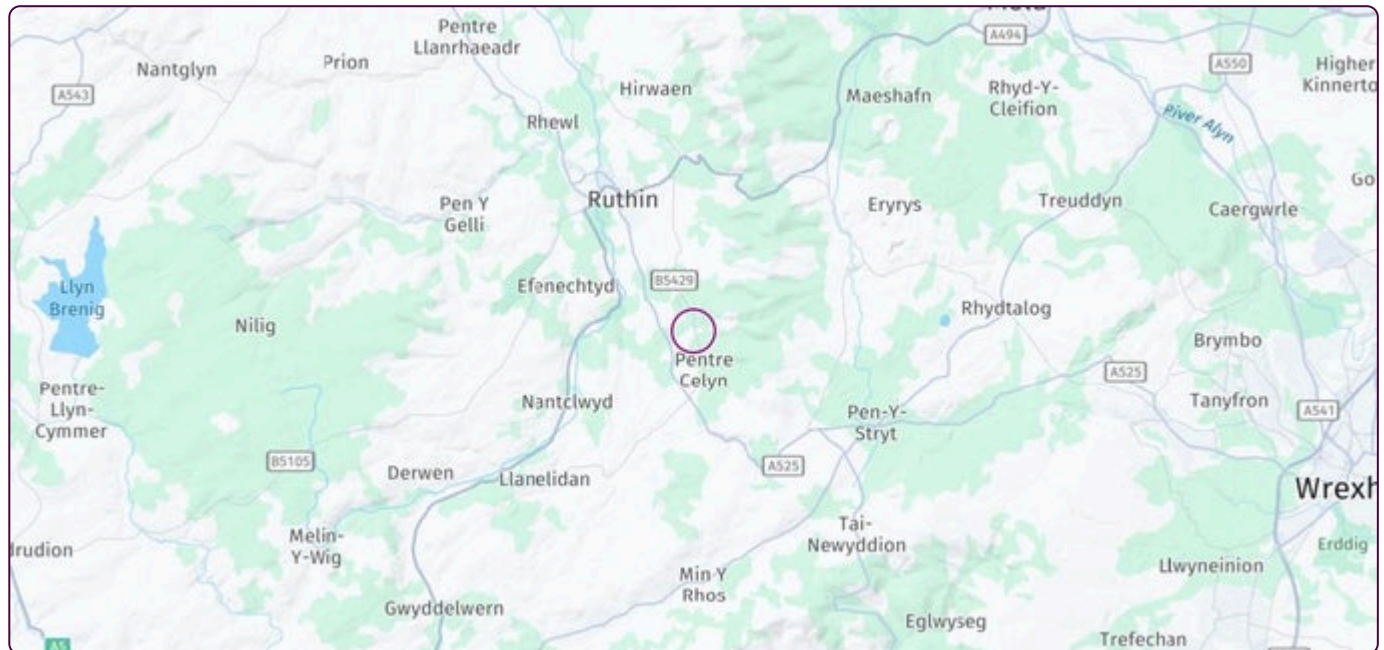
KEY HIGHLIGHTS

- 17th century drovers inn with panoramic view
- Three bed owners cottage with private garden
- Two private holiday apartments
- Large parking area
- Lifestyle business
- Energy rating B



LOCATION

The Three Pigeons Inn occupies an elevated and picturesque location on the B5429 within the village of Graigfechan. It is three miles south east of the market town of Ruthin, within 10 miles of both Mold and Wrexham, and easily accessible via Junction 33B of the A55 North Wales Expressway which is approximately 15 miles south west.



DESCRIPTION

A well-presented two-storey detached property of colour-rendered stone elevations beneath a predominantly pitched roof. The current owners have sympathetically refurbished the premises, opening up the layout while carefully retaining the original character and a warm, homely pub atmosphere.



INTERNAL DETAILS

Open-plan locals/public bar served by a corner-mounted, wooden-topped bar servery, with a mix of free-standing tables and chairs, fixed perimeter and booth seating, and two feature fireplaces with wood-burning stoves. There is also a dedicated pool and games room.

A snug dining area with double doors opening onto a terrace which offers oak tables and chairs with panoramic views across the terrace towards Snowdonia, creating a relaxed dining environment. In addition, there is a separate dining restaurant/function room with free-standing tables, leather-backed chairs, and a characterful corner-mounted stone fireplace set within an original cast iron range. Large, comprehensively equipped trade kitchen, fridge and freezer stores, main trade cellar, plus additional ancillary cellars providing dry goods storage and cooling systems. Office, male and female customer toilets.



THE OPPORTUNITY

The business presents strong potential for growth, with current trading patterns largely reflecting the lifestyle preferences of the existing owners rather than the full commercial capacity of the site.

A new operator could unlock additional revenue by extending the currently limited trading hours, particularly during key trading periods, to better capture both local and visitor demand.

The property also benefits from a commercial-grade kitchen, installed six years ago, which is currently underutilised. The reduction of the food offering two years ago creates a clear opportunity to reintroduce a food-led proposition, leveraging the well-presented trading areas and existing infrastructure.

Overall, the property is well-positioned for turnover growth through focused operational improvements, with the potential to establish itself as a strong destination venue within the area.



FIXTURES & FITTINGS

We have been advised that the majority of the fixtures and fittings are owned outright and will be included in the sale, subject to an inventory.

BUSINESS RATES

Current rateable value is £15,600 from April 2026. Confirmation of actual business rates payable should be obtained from the local authority.

REGULATORY

Premises License details
Monday - Sunday 10:00 - 00:30

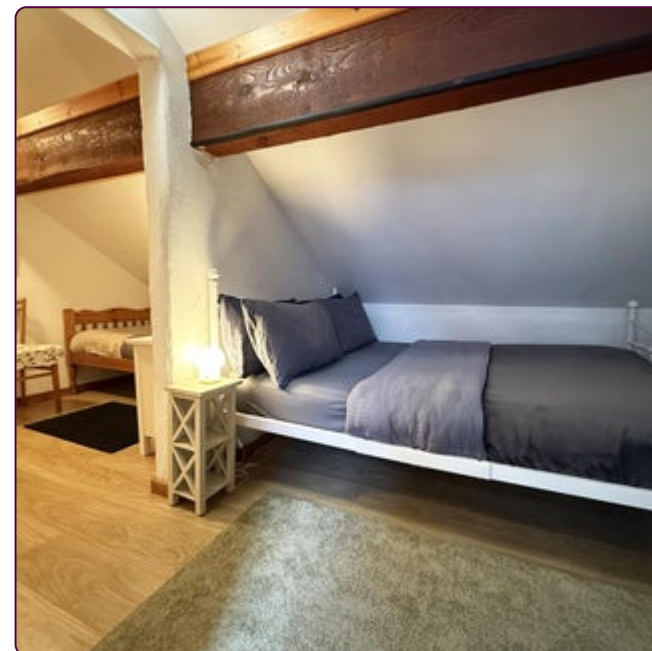
LETTING ACCOMMODATION

There are two self contained apartments with stunning views over the Vale of Clwyd and Snowdonia.

Both apartments, comprises a lounge, dining kitchen, two double bedrooms, one single bedroom and a bathroom.

TENURE

Freehold



OWNER'S ACCOMMODATION

There is an attached cottage comprising a lounge area, fitted kitchen, conservatory and three double bedrooms, with family bathroom.

There is a private & enclosed, low maintenance garden to the side, as well as a 4m x 3m log cabin with power & garden shed



EXTERNAL DETAILS

The property benefits from an attractive, well-maintained outdoor trading space, featuring a lawned beer garden with A-frame picnic tables, a spacious raised veranda, and a paved beer terrace with seating for up to 65 guests.

Additional amenities include three secure storage sheds, dedicated bin storage, and a large customer car park. Beyond the car park, there is a generously sized paddock suitable for camping, caravans, or motorhomes, offering further potential to enhance revenue.

The pub had a 12kW solar panel system installed in 2024. Electric car charger on site.







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CONTACT

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CONTACT

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



JAMES DODD

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CONDITIONS OF SALE

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