

THE RED HART

LLANVAPLEY | ABERGAVENNY | MONMOUTHSHIRE

Powells


The
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THE RED HART OFFERS A SUPERB HISTORIC PUBLIC HOUSE WITH EXTENSIVE LIVING ACCOMMODATION AND HOLIDAY LET WITHIN THE POPULAR VILLAGE OF LLANVAPLEY, CLOSE TO ABERGAVENNY. THE PROPERTY OFFERS AN EXCELLENT PUBLIC HOUSE WITH EXTENSIVE BAR AND RESTAURANT AREA WITH COMMERCIAL KITCHEN AND STUDIO HOLIDAY LET. ABOVE IS OUTSTANDING FIVE-BEDROOM LIVING ACCOMMODATION. THE PROPERTY BENEFITS FROM AN EXCELLENT BEER GARDEN WITH VIEWS.

- Superb location within the heart of the Monmouthshire countryside
- Great accessibility via the B4233 (Old Monmouth Road)
- Situated in the centre of the sought-after village of Llanvapley
- Beautiful setting with excellent outside space and beer garden
- Private apartment above with five bedrooms
- Self-contained one-bedroom holiday let
- An extremely well known and highly regarded pub within the local area and one which has served the area very well with excellent custom and regular customers
- Freehold with vacant possession

In all approximately 0.36 acre (0.15ha)

DISTANCES FROM THE RED HART

Abergavenny 4.7 miles • Monmouth 11.7 miles • Chepstow 22.2 miles
Cardiff 40.5 miles • Bristol 48.4 miles • London 155 miles • Abergavenny Train Station 4.6 miles • Chepstow Train Station 22.4 miles • Bristol Parkway Station 45.8 miles • Bristol Airport 53.2 miles • Cardiff Airport 53.2 miles
London Heathrow Airport 140 miles
(all distances are approximate)

These particulars are intended only as a guide and must not be relied upon as statement of fact.
Your attention is drawn to the Important Notice on the last page of the text.

LOCATION & SITUATION

The Red Hart enjoys a desirable and accessible position within the heart of the popular Monmouthshire village of Llanvapley positioned on the south side of the B4233 Abergavenny Road.

The Red Hart is located just 4.7 miles from Abergavenny, a town known as the gateway to Wales. It is just 6 miles from the border with England and is a thriving market town still hosting a weekly indoor market in the town centre. The Angel Hotel in the centre of Abergavenny, just a stone's throw from Abergavenny Castle offers award winning afternoon teas. The renowned Walnut Tree holds a Michelin Star and offers fine dining located approximately 5 miles from The Red Hart.

Abergavenny boasts a bustling town centre with many high street and boutique shops, a train station, Nevill Hall Hospital, Waitrose supermarket and fantastic primary and secondary schools. There are good connections to the main road network with the historic border town of Monmouth being just over 11 miles away. The town boasts excellent schools including Haberdashers' Monmouth School, Llangattock School Monmouth with Montessori Nursery, and state of the art Monmouth Comprehensive School. Monmouth also offers an up-market traditional shopping street, with boutique shops, Waitrose Supermarket, M&S Simply Food, The Savoy Theatre and an extensive range of recreational and leisure facilities.

An abundance of tourism and recreational activities exist within Monmouth and the wider region, especially within the beautiful Wye Valley which is only a stone's throw away. The Bannau Brycheiniog (Brecon Beacons) National Park is located to the North of Abergavenny, Tintern Abbey, Raglan Castle, the Monmouthshire and Brecon Canal and Chepstow Castle are all easily accessible.









THE RED HART

The Red Hart has been completely revitalised by the current owners with substantial investment and loyal custom with renown spreading far and wide with high ratings on several online review sites, including Trip Advisor.

Externally the Property is of a traditional stone construction, with traditional stone walls under a pitched slate tile roof with a white painted render finish. The Property benefits from oil fired central heating, wood-burning stove as well as mains water, private drainage (klargester system) and a solar panel system on the roof.

The property is entered via the impressive timber porch leading into the traditional bar and dining areas with a traditional flagstone floors throughout and a traditional fireplace with a wood burner installed. The hospitality areas are welcoming and give the feel of a traditional pub. The 'Den' offers a more private area for dining and entertaining and is an inviting and spacious area offering a separate area for guest functions or larger gatherings. There are also guest WCs.

The commercial kitchen is well laid out and functional with stainless steel, modern units providing ample preparation and serving space allowing for large numbers of covers to be provided for. A small utility room provides a secondary access directly into the kitchen for staff and provides a useful storage space. The kitchen and cellar equipment are included with the sale enabling any purchaser to start trading immediately.

There is also a recently converted self-contained one-bedroom holiday let with double bedroom, log burner, kitchenette, wc and shower room known as The Old Stables which provides a useful income stream.

Most recently the pub has been open for four days a week, then two days a week with strong turnover achieved. More information can be obtained by discussion with the selling agent.

The Red Hart could be functioning as a business immediately from someone new taking ownership. With the prime location, this iconic free house and inn has strong investor and enterprise appeal.

















THE APARTMENT

The residential element of the pub comprises an independent access door leading to a porch and stairs up to the first floor providing splendid living accommodation above the pub. Comprising a large kitchen/ living room with a balcony overlooking the garden. Profiting from a number of skylights the kitchen is naturally well lit and attractive. The accommodation continues to provide four bedrooms with one benefitting from an ensuite. A family bathroom, with twin basins, a WC, bath with shower over is finished to an appealing and modern standard. There is a separate bedroom and dressing room completing the first-floor accommodation. The layout of the first floor does lend itself to multi-generational living or offering secondary holiday accommodation (STPP).

The living accommodation and the pub have been renovated and finished to a high standard throughout offering a purchaser the ability to move in and continue the running of the pub immediately.

Externally The Red Hart has ample parking for customers with a large, gravelled parking area. The south facing beer garden is well kept and is a real sun trap providing relaxed outdoor eating and drinking spaces as well as allowing those to enjoy the wonderful surroundings the Monmouthshire countryside offers.

As the apartment is independently accessed from the main pub area it offers well laid out and spacious accommodation suitable for anyone who wanted to be a live in Landlord but also offers the ability for staff accommodation or even to be let out to provide additional income.



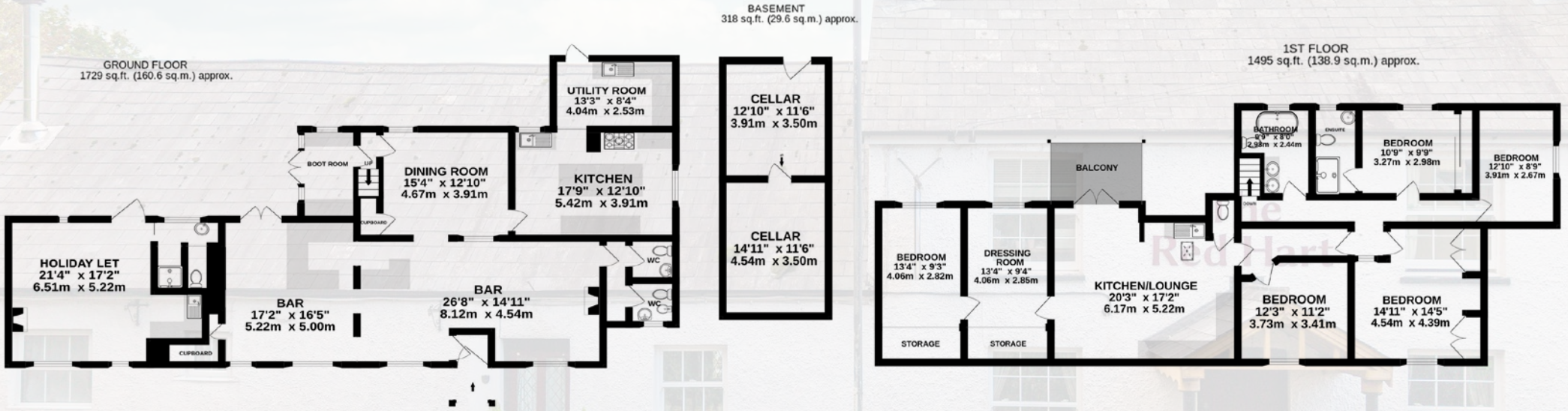








FLOORPLANS



THE RED HART, LLANVAPLEY, NP7 8SN

TOTAL FLOOR AREA : 3543 sq.ft. (329.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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KEY INFORMATION

Sale Terms: Freehold

Tenure: Offered with vacant possession upon completion.

Services: Mains electricity, solar panels and mains water are connected. Foul drainage is to a septic tank. Heating is by way of an oil-fired boiler. Interested parties should satisfy themselves upon the availability and connection of all/further services and utilities and rely upon their own enquiries.

Wayleaves, Easements & Rights of Way: The property is offered with all existing wayleaves, easements and all private and public rights of way, and other such rights, whether these are specially referred to in these Particulars or not.

Fixtures & Fittings: Only those items noted in the sales particulars will be included within the sale. All other items may be available subject to separate negotiation. Please discuss with the selling agent.

Business Rates: Rateable Value of £5,000 (April 2026).

Council Tax Band: The apartment is County Council Band 'D'.

Local Authority: Monmouthshire County Council. Telephone: 01633 644644

VAT: It is understood that VAT will not be chargeable on the sale price.

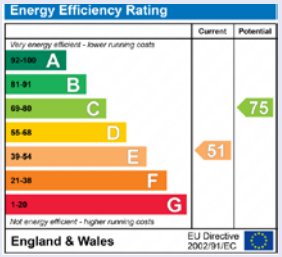
Viewings: Strictly by appointment with the selling agents.

Directions: Follow the B4233 from Abergavenny for approximately 4.5 miles where the property can be found on the right within the village. From Monmouth follow the B4233 for approximately 11 miles. On entering the village, the property is found on your left.

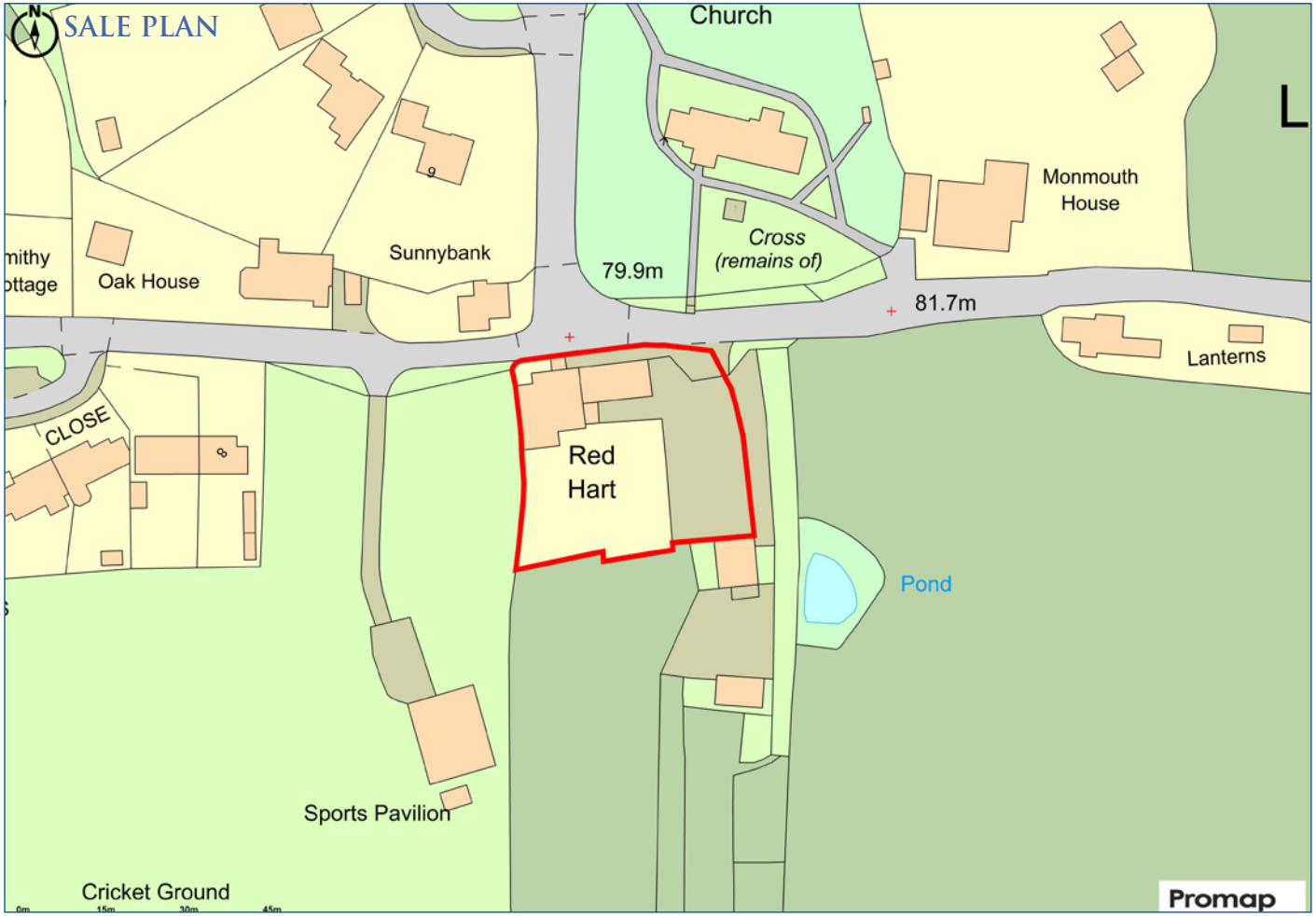
WHAT 3 WORDS

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Energy Performance Certificate



SALE PLAN



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Monmouth
NP25 5JA

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W www.powellsrural.co.uk

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October 2026.