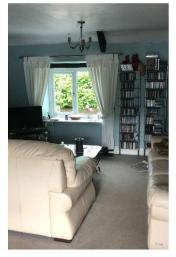


Ref No: 3569

# Rose & Crown

Bower Hinton, Martock, Somerset, TA12 6JY









Delightful Traditional Freehouse Located in Desirable Somerset Village

Character Trading Areas with Welcoming Atmosphere

Less than Half a Mile from the A303 London to Westcountry Link Road

Well Appointed 3 Bed Owners Accommodation

Ideal Husband & Wife/Couple Lifestyle Business

£299,950 Freehold





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#### LOCATION

Bower Hinton, located near Martock, is a picturesque hamstone village situated in South Somerset. The village has a thriving community and is very accessible being less than half a mile from the busy A303. The larger commercial centres of Yeovil (20 mins) and Taunton (30 mins) are easily accessible by road and the quaint historic abbey town of Sherborne with its castle ruins is within easy reach (14 miles). There are also mainline railway stations at Yeovil (London Waterloo is about 2 and a half hours) and Castle Carey, (London Paddington about 95 minutes). The surrounding rolling countryside is a beautiful place to live and work and provides easy access to a host of visitor attractions, historic sites and places of interest. The south coast is less a than a 40 minute drive from the pub.

#### **DESCRIPTION**

An attractive, traditionally built hamstone end of terrace property under a pitched slate roof with further extensions to the side and rear. The property comprises a main trading area with pool/sports rooms off and a skittle alley to the rear. There is also a car park to the rear and outside trading areas to both front and back with a pleasant 3 bed owners flat above.

The property comprises:-

#### **ENTRANCE PORCH**

Leading to

#### MAIN BAR

Traditionally decorated and carpeted with timber tables and spindle backed chairs providing circa 25 covers. Centrally positioned timber topped and fronted Bar Servery with back bar fittings, 2 x bottle fridges, point of sale electronic till. Focal stone fireplace with electric cast iron burner. Wall mounted TV over. Through to

# 'SNUG' AREA

Continued in the same style. Carpeted and Bar Servery counter with seating for circa 12.

# LADIES CLOAKROOM

WC, wash hand basin and vanity unit. Tiled walls and laminate floor.

# **POOL ROOM**

Traditionally decorated and carpeted with centrally positioned pool table. Bench seating to perimeter and wall mounted flat screen TV. Part exposed stone wall to far end. AWP.

### **GENTS CLOAKROOM**

WC, 2 urinals, wash hand basin, tiled floor and walls.

#### **SKITTLE ALLEY**

Situated at the rear of the property with raised section to the rear. Skittle equipment.

# FREEZER ROOM

#### **KITCHEN**

With a range of domestic units, double deep fat fryer, hob, fridge, 2 microwaves, toaster, double sink, wash hand basin and extraction.

#### **BOILER ROOM**

#### **BEER CELLAR**

Situated in the basement and temperature controlled.

# **FIRST FLOOR**

#### LIVING/DINING ROOM

#### **3 DOUBLE BEDROOMS**

#### **FAMILY BATHROOM**

With WC, wash hand basin, bath with shower over.

Storage under the eaves. Door out to:

# **FLAT ROOF**

Used as a private terrace.

# OUTSIDE

Seating at a number of pub benches to the front and rear of the property.

# **CAR PARK**

Situated to the rear.





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#### **GENERAL INFORMATION**

#### **RATEABLE VALUE**

We have been informed by the local billing authority that the following Rateable Value applies:

2023 List: £3,250.

**Please note this is not Rates Payable.** Interested parties are advised to contact the Local Billing Authority, Somerset District Council.

#### **BUSINESS**

The Rose & Crown is a lovely traditional village inn situated in a desirable community and is at the heart of village life. The pub is run by an owner couple who trade the pub at their own pace giving a warm welcome to locals and visitors alike, offering home cooked traditional pub food and a calendar of regular events including live music. The pub has both Sky Sports and BT Sport on the big screen and is therefore a popular place to come and watch any live sporting event. The Rose & Crown also has a number of skittle and pool teams and regularly hosts a number of local sports teams. The pub currently trade Tuesdays - Fridays 12 - 2:30pm and 5- 11pm. Saturday and Sundays, 12pm till close. The business closes all day on a Monday.

Sunday roasts are particularly popular and are priced at £8.50 with a choice of two meats and all the trimmings, or £12.50 including dessert. The Rose & Crown also offers a wide range of local ales with regular guest ales and a good selection of beers, spirits and soft drinks.

The business is run very much as a lifestyle operation at present, however both hours and revenue could be increased considerably under a new operator. Further trading information will be provided to bona fide interested parties following a formal viewing arranged through Bettesworths.

#### **SERVICES**

We have been informed the premises are connected to all mains services.

## **INVENTORY**

To include furnishings and equipment as per an inventory to be supplied, but excluding the owners personal effects.

#### STOCK

Wet and Dry stock in trade and Bar Glassware will be taken over by the purchaser at valuation on the day of completion.

#### **VIEWING**

Viewing is highly recommended and can be arranged by prior appointment with the Agents, Bettesworths. tel. 01803 212021

**EPC RATING: E** 









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Bower Hinton, Martock, Somerset, TA12 6JY













www.bettesworths.co.uk 29/30 Fleet Street Torquay Devon TQ1 1BB



**IMPORTANT NOTE**: Messrs Bettesworths for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; (ii) no person in the employment of Messrs Bettesworths has any authority to make or give representation or warranty whatever in relation to this property. The fittings, equipment and services have not been tested by the agents.

