

The Grove Arms

Ludwell Hill, Ludwell, Shaftesbury, Dorset, SP7 9ND





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**Beautiful & Substantial Thatched Village Inn, Only a 'Stone's Throw' from Shaftesbury
Character Trading Areas Together with 6 Well Presented En-Suite Letting Rooms
Desirable 2 Bed Owner's/Manager's Apartment
Pretty Outside Trading Garden/Courtyard & Large Car Park to the Rear
A High Volume & Very Well Established Freehouse. Priced to Sell**

LOCATION

The Grove Inn is located in the beautiful village of Ludwell, tucked away in a sheltered valley and benefiting from a prize-winning post office & general store, family butcher, farm shop and an excellent primary school. The Saxon market town of Shaftesbury is located just 2 miles away and has an extensive variety of services to cater for most, including supermarkets, hospital, doctors' surgery, post office and restaurants, together with a well-known art centre.

The area has strong communications links with the A30, providing access to both the A350 leading to the coast and the A303 providing access to London and the Southwest. A Mainline Railway Station serving London Waterloo is located in the nearby village of Tisbury and a regular bus service to Shaftesbury and Salisbury can be found in nearby Dunhead St. Mary.

DESCRIPTION

The Grove Arms is a beautiful (Grade II Listed), stone built part thatched village inn, situated over three storeys with letting accommodation and owner's accommodation over the first and second floors. The trading areas are bursting with character with a main bar and restaurant to the left hand side of the entrance and a snug bar with low beam ceilings to the right. The pub has good 'back of house' commercial space to the rear including a fully equipped commercial kitchen. Behind the pub is a pleasant outside trading patio area in a courtyard style with a sunny aspect. Behind this is a substantial trade car park and woodland beyond.

The Grove Arms is a very well established and popular freehouse with a good reputation for food, together with a strong letting bedroom trade. The pub has become well established as a dog friendly pub and has won several awards including Taste of Dorset Awards and Dorset Tourism Gold Award. The pub has strong customer reviews and is rated an AA 4-star Inn.

Ref No: 4672

Offers in the Region of £450,000 + VAT Freehold

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The accommodation briefly comprises:-

MAIN ENTRANCE

Leading to:-

MAIN TRADING AREA

With centrally positioned oak topped and fronted bar servery. To the left and rear is the main eating and drinking space, with covers for 36 at a range of timber tables and upholstered chairs. A light and airy space with painted tonged and groove panelling to dado height. Historic prints and pictures adorn the walls with a focal stone fireplace to the far corner. Part tartan carpet, part oak flooring. Up to:-

RAISED TRADING SPACE

Continued in the same style and situated to the rear of the property providing a further 16 covers. Double doors to outside. To the right of the main bar:-

FURTHER CHARACTER TRADING SPACE

Which is accessed via steps entering into a room with low beamed ceilings, stone flagged floors and part exposed stone walls. Bar servery interconnected with main bar. Seating at a variety of high barrel tables and matching bar stools through to:-

SOFT SEATING AREA

With sofas and upholstered armchairs and coffee table. Door to outside.

LADIES, GENTS & DISABLED CLOAKROOMS

VARIOUS STORAGE CUPBOARDS

LETTING ROOMS

Access via a staircase to the rear of the property and situated over the first and second floors. 6 Delightfully presented en-suite letting rooms, all with coffee and tea making facilities and flat screen colour televisions. Arranged as follows:-

TOP FLOOR

ROOM 6

Triple room with en-suite bathroom with bath, shower, WC and wash hand basin.

ROOM 5

Twin room with en-suite with shower, WC and wash hand basin.

FIRST FLOOR

LANDING

With soft seating area. 3 linen storage cupboards.

ROOM 4

Double room with en-suite with shower, WC and wash hand basin.

ROOM 3

Double with en-suite with shower, WC and wash hand basin.

ROOM 2

Single with en-suite with shower, wash hand basin and WC.

ROOM 1

Single with en-suite with bath and shower over, WC and wash hand basin.

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FIRST FLOOR OWNER'S/MANAGER'S ACCOMMODATION

With separate access from outside or internal access via the kitchens.

2 DOUBLE BEDROOMS

With en-suite facilities, bath, shower, wash hand basin and WC.

LARGE LIVING ROOM

With open plan kitchen/diner.

LOFT AREA

Situated on the second floor with stair access from the living room. Space for storage or potentially children's bedrooms (subject to planning).

GROUND FLOOR BEER CELLAR

Temperature controlled storage area with racking and door to outside.

WALK IN CHILLER

WINE & SPIRIT STORE

With chest freezers x3.

COMMERCIAL KITCHEN

Which has been professionally equipped including a Rational oven and has full extraction. Swing doors to trading areas.

WASH UP/PREP AREA

OUTSIDE

Pretty outside courtyard trading area situated to the rear of the pub, with raised patio section and seating for circa 30+ over 2 levels. Quality outdoor rattan furniture with large parasol with light and heat.

Outside boiler room. Steps up to the car park.

To the front of the pub are 3 traditional pub benches. To the rear of the property is a substantial trade car park and bunded under area containing 2 Flogas tanks. Behind the car park is a section of woodland area included in the freehold title.

GENERAL INFORMATION

THE BUSINESS

The Grove Arms is a well known and well supported village inn benefitting from its close proximity to Shaftesbury and enjoying a wide catchment area of the many towns and villages in the vicinity.

The operation is currently run by an owner driver with a compliment of full time and part time staff. The Grove has a strong reputation for its food with an inviting and wide ranging menu. The 6 en-suite letting rooms undoubtedly helped to boost trade significantly, with a constant stream of visitors throughout the year. The current operator has done well to establish these rooms as dog friendly and this certainty attracts additional enquiries and trade.

The Grove Arms have been operated under a Hall & Woodhouse Business Partnership agreement and now that the existing tenant has decided to move on, the company have made the decision to dispose of the freehold asset. This facilitates a great opportunity for a new operator to take full advantage of the

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benefits of owning a freehold freehouse in this lovely, character pub with its idyllic village location and close proximity to Shaftesbury.

RATEABLE VALUE

2023 List: £20,500. Please note this is not Rates Payable. Interested parties are advised to make their own enquiries with the Local Billing Authority.

SERVICES

We are advised the premises is connected to mains, water, electric and foul drainage with gas from tanked supply.

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.

COUNCIL TAX BAND B

EPC RATING C

VIEWING

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



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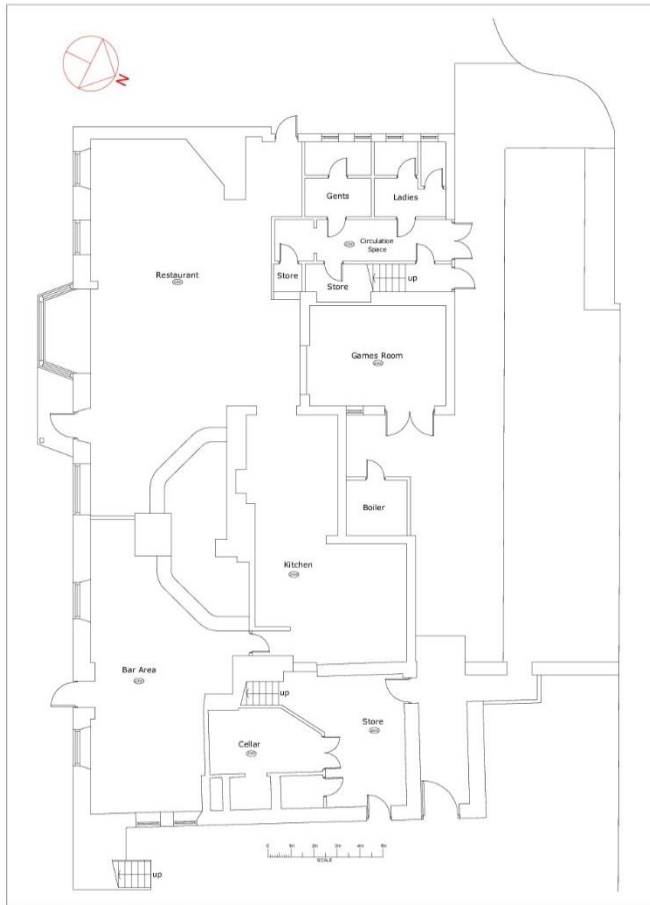
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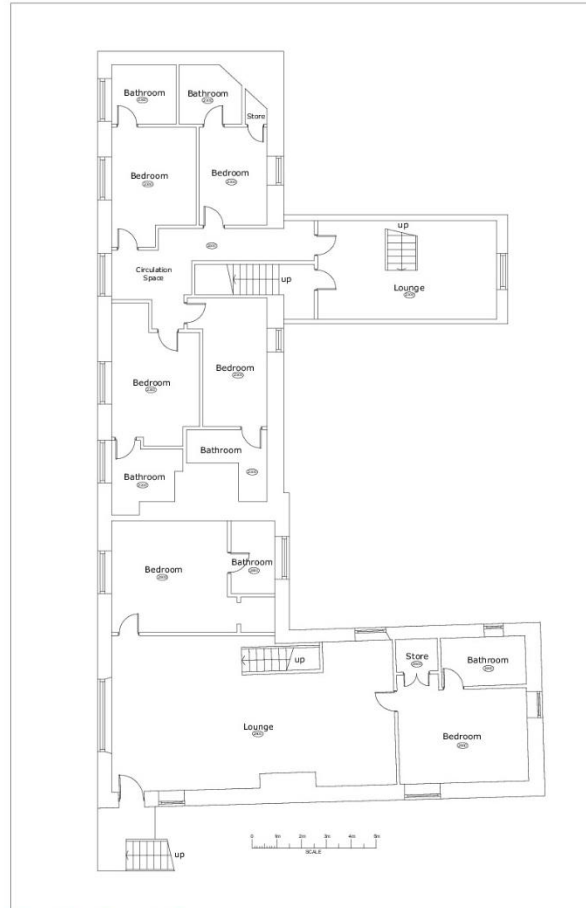


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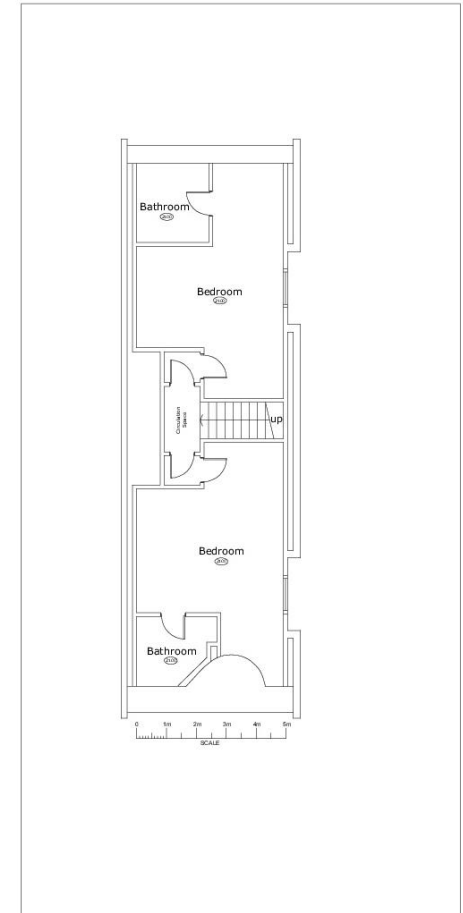
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Plan of Ground Floor 1:100



Plan of First Floor 1:100



Plan of Second Floor 1:100

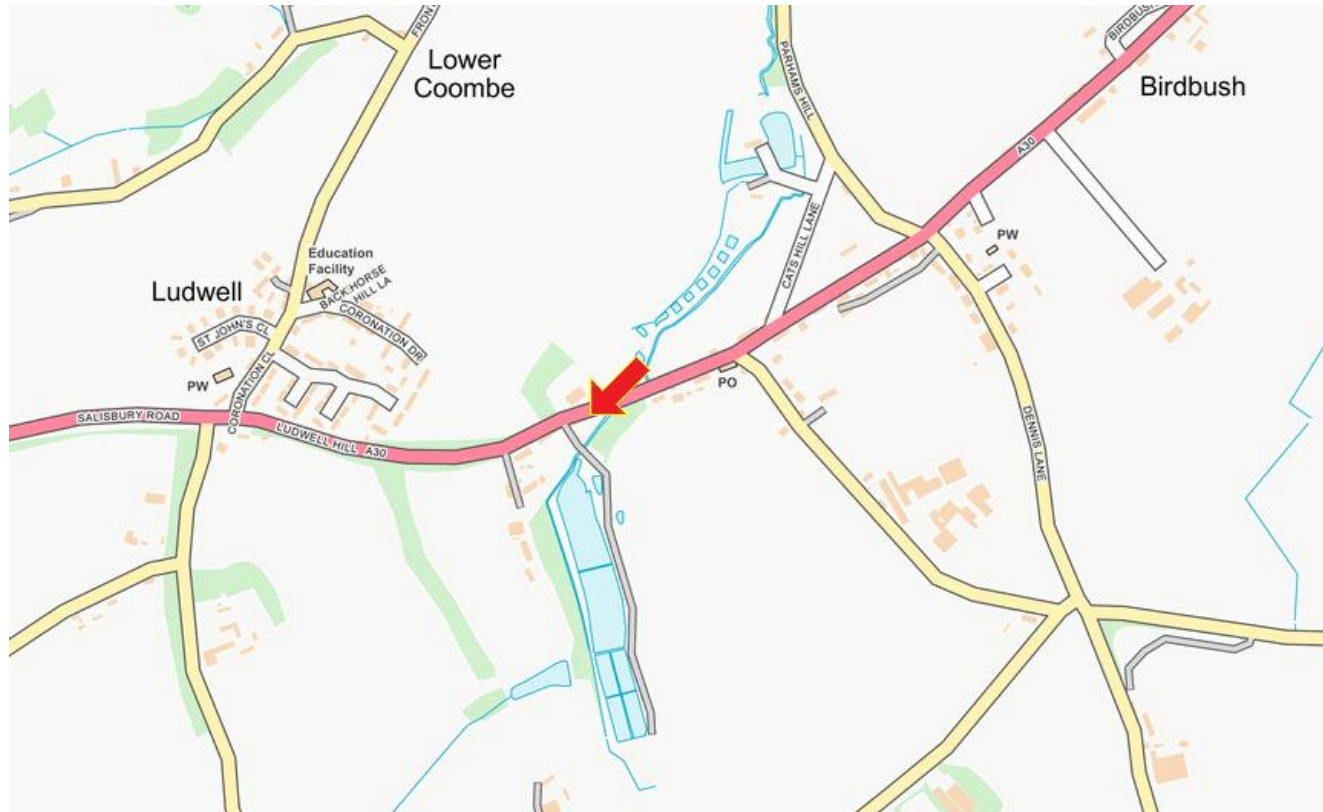
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