



The Pandy Inn

Dorstone, Hereford, Herefordshire, HR3 6AN

Freehold offers in Excess of
£450,000

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Ref: 94152



Location & Overview.

- Outstanding 16th century hostelry
- Character 'olde worlde' lounge bar and restaurant
- Excellent 'cottage style' trade garden
- Well-appointed three bedroom owners accommodation
- Highly sought-after Golden Valley village
- Established and profitable business

The Pandy Inn is an outstanding example of a traditional, olde English hostelry residing at the centre of the sought-after village of Dorstone, within the beautiful Herefordshire Golden Valley. The village is steeped in history and the original part of the property dates back to 1185, built by Richard De Brito to house workers constructing the nearby chapel; he built it as penance for his part in the murder of the Archbishop of Canterbury, Thomas Beckett, at Canterbury Cathedral. It is widely regarded the property began trading as a hostelry circa 1600 and is reputed to have been used by Oliver Cromwell to take respite during the English Civil War.





Location

The Pandy Inn is primarily of stone construction under a pitched slate roof with the original part of the building dating back to 1185. It is a property of immense character enjoying heavily beamed ceilings and walls, and exposed stone and flagstone floors. It also has the benefit of an outstanding cottage style garden, a suntrap in the warmer months.

The pub sits at the heart of the sought after, rural Herefordshire village of Dorstone at the head of the beautiful Golden Valley. It sits beside the B4348, some four miles east of the internationally renowned 'Town of Books', Hay on Wye and ten miles to the west of the cathedral city of Hereford. There are a number of nearby attractions including Snodhill Castle and Arthur's Stone. The village is also on the Golden Valley Pilgrim Way which attracts a huge number of walkers and there are a number of walks starting from the village green into the surrounding area.

Trade Areas.

This outstanding centuries old character inn offers an open plan trading area of immense character, having beamed ceiling and part exposed timber walls. Exposed stone walls and chimneys. Flagstone and carpeted floors. The trade areas are arranged around a central wood panel fronted bar counter with matching back bar fitting. The room can be divided into three sections, viz:

SNUG: 8

BAR: 18

LOUNGE: 45

CATERING KITCHEN with tiled floor, part stainless steel clad walls and extraction hood. Good selection of commercial catering effects and equipment. On level CELLAR. LADIES' WC. GENTLEMEN'S WC (outside).

EXTERNAL

Immediately to the rear entrance is a flagstone patio with seating for 16, access to the gentlemen's toilets, and a cottage style trade garden with immaculately planted borders and seating for approximately 60.

Stone constructed FREEZER STORE. PRIVATE GARAGE. CAR PARK for 12 vehicles.







Private Accommodation & Business.

At first floor level is private accommodation which enjoys as much wealth of character as the trading areas. Open plan LOUNGE with French doors leading to a decked seating area. THREE DOUBLE BEDROOMS (one currently used as an office). Large open plan landing space which was previously used as a small private kitchen. WC. SHOWER ROOM. LAUNDRY ROOM.

THE BUSINESS

Since purchasing the premises in 2015, the current owners have embarked upon a thorough and sympathetic renovation of the property which has helped establish it as one of the best village pubs within Herefordshire's Golden Valley. It has built an excellent reputation with locals, tourists and destination dining customers that visit throughout the year. It is also well known for hosting a number of clubs and societies including the Golden Valley Lunch Club, monthly curry and quiz nights and being the start and finishing point for a number of ramblers and cyclists.

The business operates Tuesday to Thursday: 17:00 – 22:00; Friday and Saturday: 17:00 – 23:00 and Sundays: 12:00 – 18:00. There is undoubted scope to increase the trading hours if required.





Planning, Tenure & Services.

PLANNING

Planning was originally granted for an extension to the pubic house offering ground floor kitchen and two private toilets with two private bedrooms above. We are informed by our clients that planning will remain current and there is no time limit.

TENURE & PRICE

FREEHOLD OFFERS IN EXCESS OF £450,000 to include goodwill and fixtures and fittings. Stock at valuation in addition.

No direct approach to be made to the business; please direct all communications through Sidney Phillips.

Viewing strictly by appointment only.

LICENCE

A Premises Licence is held permitting the sale of alcohol between the hours of 11:30 - 23:30, seven days a week.

SERVICES

Mains water and electricity. On site sewerage system. LPG used for heating and cooking.

Local Authority: Herefordshire Council.

Rateable Value: The business is subject to Small Business Rate Relief.

EPC: Rating D

Reference: 0770-6955-0445-9930-2064



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