



## The Bells Inn

Almeley, Hereford, Herefordshire, HR3 6LF

**Tenure:** Freehold

**Price:** £420,000

**Ref:** 146

 **Sidney  
Phillips**  
Leisure & Hospitality Specialists



## Key Features

- Award-winning character stone-built cottage inn in sought after village
- Character 'L' shaped public bar and dining room
- Feature rear trade gardens with French windows off bar
- Timber constructed events hut and additional outside seating area
  - Car park & private garden
  - Well-established business

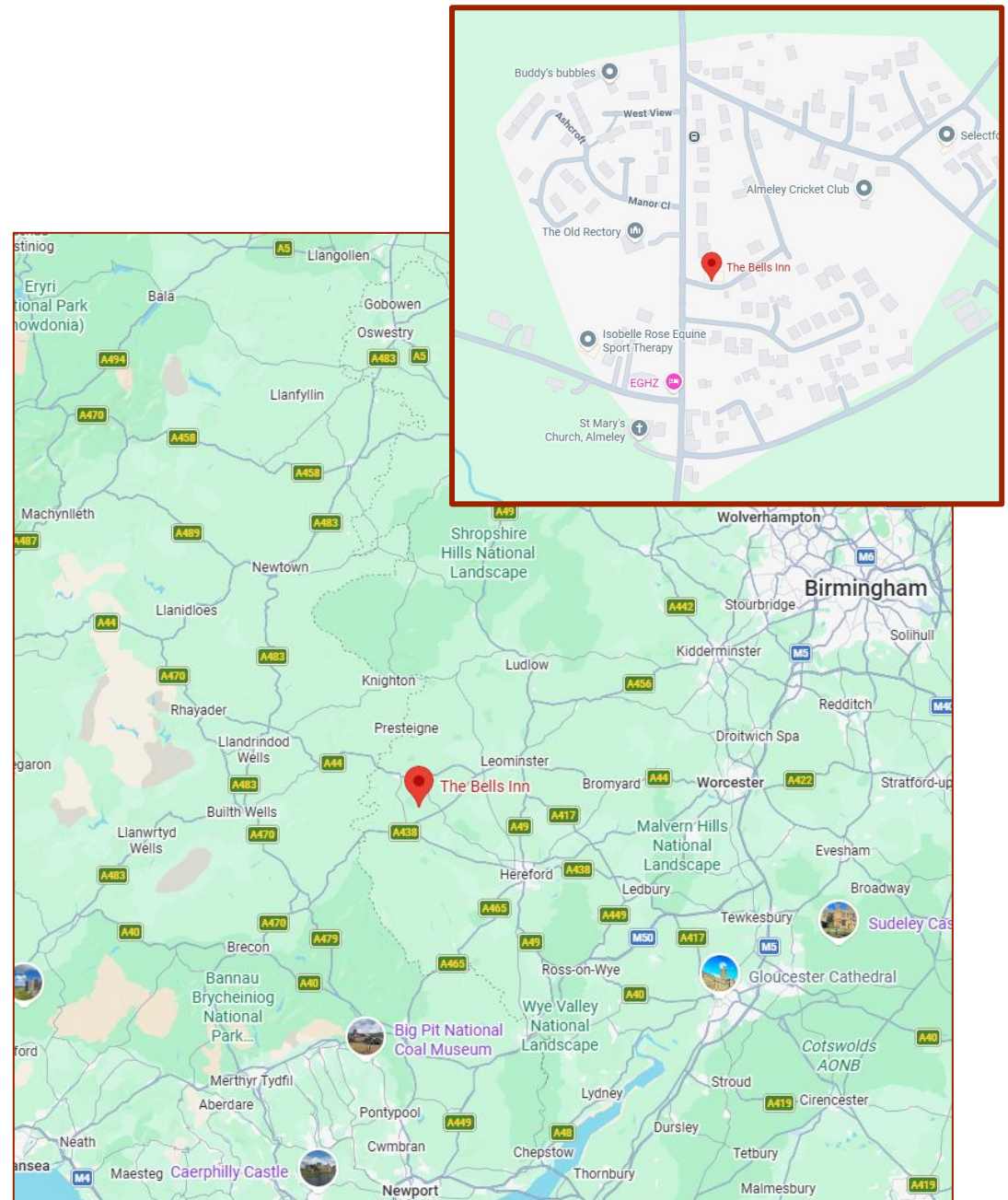


## Location

The picturesque village of Almeley nestles in the unspoilt west Herefordshire countryside, on the famous Black & White Trail. It is approximately 1.5 miles from three separate trunk routes - the A480, A438 and A4111 - and is approximately five miles from the town of Kington, 13 from Leominster and 14 from Hereford. The surrounding area is predominately agricultural with a large number of villages. It commands outstanding views of the Black Mountains and Brecon Beacons mountain range.

The Bells Inn occupies a mature setting in a central position in the village. It is a characterful cottage style property that appears to be constructed of stone under a pitched slate roof to the main, with partially rendered and colourwashed elevations. There have been several notable improvements to the property, and these are ongoing.

It has also been the recipient of several regional and national pub awards, these being Hereford Times's 'Best Pub 2022', CAMRA 'Pub of The Year' runners up 2020 and 2021, CAMRA 'Spring Pub of The Season 2020' and the BBC Food and Farming Award 2016.



## Trade Areas

Front ENTRANCE VESTIBULE with access to trade areas and glazed partition to servery. PUBLIC BAR being a characterful 'L' shaped room having a mixture of tiled and wood floor with partially wooden panelled walls and exposed beamed ceiling. Feature stone fireplace with solid fuel burner, an eclectic mix of loose tables, chairs and bench seating for 35. Dartboard. French doors opening onto trade garden. 'L' shaped wood bar counter to CENTRAL SERVERY.

DINING ROOM seating 30: recently renovated to a very high standard including exposed beams and stripped wood oak flooring. Feature brick chimney with solid fuel burner. Quality dining tables and chairs. Wood panel fronted bar counter from the central servery.

CATERING KITCHEN having nonslip floor, fully tiled walls, stainless steel extraction canopy and good selection of commercial catering work surfaces and effects. DRY STORE off.

LADIES' TOILETS. GENTLEMEN'S TOILETS.

## Owners' Accommodation

At first floor is the private accommodation providing a newly fitted BATHROOM, KITCHENETTE, WC, large open plan LOUNGE/BEDROOM, BEDROOM two of double size and BEDROOM THREE a small double.





## External

French door access from the public bar to the rear TRADE GARDEN having stone slab and lawn covering, with intricate planted borders and seating areas. Rattan style seating for approximately 20 and two large 'A' frame picnic style benches. To the front of the premises are three large 'A' frame picnic style benches.

On the opposite side of the fence is the EVENTS HUT with further outdoor seating for 12. Tarmacadam car park for approximately 16 vehicles.

## The Business

The Bells Inn is a traditional village pub with an established clientele from the community and surrounding area, and supports numerous teams and societies including cricket, darts, quiz and boules to name but a few.

Since 2024, the pub has offered wet sales only and for the twelve months ending July 2026, sales inclusive of VAT were £230,000.

## Tenure & Price

**FREEHOLD £420,000** to include fixtures and fittings and goodwill. 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.

## Licences

A Premises Licence is held for the supply of alcohol between the hours of:

Monday to Saturday: 10:00 - 02:30

Sunday: 10:30 - 01:00

## Services

Mains water, electricity and drainage. LPG gas used for cooking and heating.

Local Authority: Herefordshire Council.

Rateable Value: £7,300 from 01 April 2026.





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## Business Mortgages

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