

RED LION

Bredwardine, Herefordshire, HR3 6BU



- Iconic Fishermen's Hotel/Inn
- 17th century Grade II listed landmark property
- For sale after 40 years in same family's hands
- Four bars/restaurants
- Ten en suite letting bedrooms
- Separate two bedroom owners cottage
- Set in 0.34 of an acre
- Eight miles of fishing rights on the River Wye

Freehold £500,000

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LOCATION

The village of Bredwardine lies in the heart of the Wye Valley, 12 miles from the cathedral city of Hereford and 8 miles from the literary town of Hay on Wye. The village is renowned as a fishermen's destination with its adjacent stretch of the River Wye one of the most sought-after locations anywhere in the UK. It is particularly popular with game and coarse fishermen alike, with this particular stretch known for coarse fishing offering some of the best grounds in the country but the Wye is also synonymous with fly fishermen and the pursuit of salmon and trout. It is also popular with outward bound enthusiasts, being located on the renowned Wye Valley Walk, having the renowned Arthur's Stone nearby and the stunning vantage point of Merbach Hill. Furthermore, Bredwardine's Anglo Saxon Church of St Andrew attracts visitors not just because of its beauty and historic interest but also as it is the final resting place of Francis Kilvert who was the curate here, known for his Victorian Diaries.

The Red Lion has been in the same family's hands for 40 years. It is well run and achieves excellent profit margins but by our client's own admission has not been fully promoted on a commercial basis. It is an iconic location for fishermen and there is no reason why the healthy level of revenue and profits that are currently generated could not be substantially increased, especially if it was to gain reputé as a dining venue. The property which is Grade II listed and dates back to the 17th century is briefly described as follows:

TRADE AREAS

Entrance Vestibule provides access into Two Section Lounge Bar. The main area is carpeted, has feature panelled walls, open fireplace with antique brick back fitting and cast iron solid fuel burner installed. There is a corner servery which is 'C' shaped and has panelled frontage, matching the panelling throughout the room, and quarry tile topped counter. There is tapestry fixed upholstered wall seating and loose contemporary chairs currently arranged for 24 customers. Adjacent is a RESTAURANT which is carpeted, has beamed ceiling, serving counter from the main servery and can seat 20 diners.

Access from the rear of the main bar into a lovely Lounge/Overflow Dining Room which has slightly vaulted ceiling and fully panelled walls throughout. There is easy seating as well as dining chairs and tables for a further 12 customers. The easy seating providing extra accommodation. RECEPTION OFFICE with desk. Large Workshop/Boiler Room (utilised as a boot and drying room for walkers and fishermen).



BREAKFAST ROOM, accessed off inner hallway or separate external entrance. The room when fully furnished can seat up to 32 to 36 customers, has beamed ceiling and serving hatch to the kitchen. The room is carpeted and has some fixed tapestry wall seating as well as loose bentwood wheelback chairs.

CATERING KITCHEN in two sections, comprehensively equipped, has Altro nonslip flooring, fully sealed walls and comprehensive selection of stainless steel catering effects and work surfaces. Adjacent is a further FREEZER ROOM/ DRY STORE.

Off the Inner Hallway are a set of LADIES' and GENTLEMEN'S TOILETS.

At Basement Level is the BEER CELLAR which is of good size with two rooms, has full height ceiling and lockable wines and spirits cage.

LETTING ACCOMMODATION

At first and second floor are eight en suite letting bedrooms. All of good quality comprising two triples, two doubles, one single, one family and two twin rooms.

The ninth and tenth letting bedrooms (actually numbered 10 and 11) have separate external entrances and are attached to the main building and both are triple sized. Each bedroom is well furnished, has full bedroom suite, coffee making facilities and television.

COTTAGE

In a separate brick built two storey building is an owner's cottage with CAR PORT and LAUNDRY ROOM. At ground floor is a DOMESTIC LOUNGE with separate KITCHEN which has fitted units. At second floor are TWO DOUBLE BEDROOMS and a BATHROOM.

EXTERNAL

The property has a variety of outbuildings including a GENERAL STORE/LOG STORE which has pitched roof. There is also a timber outbuilding. There is a large LAWNED AREA which is enclosed, having mature shrubs and borders. A PATIO SEATING AREA adjacent to the rear entrance. To the front and rear is CAR PARKING able to cater for 30+ vehicles.



FISHING RIGHTS

The freehold to the fishing rights is not owned by our client but rented from the Local Estate as it has been for the last 40 years. A new seven year lease is in the process of being prepared with an annual rental of £12,000.

THE BUSINESS

As previously referred to, the Red Lion, has been in the same owner's hands for over 40 years and is now being offered for sale due to our client's wish to retire. It is a very popular country inn, although by our client's own admission, the trade has not been fully exploited/promoted over the years.

Accounts for the year ended 31st March 2025 show takings net of VAT of £236,057. The trade being split one third wet sales, one third food sales and one third from the accommodation. This will highlight to prospective purchasers particularly the opportunity to exploit further the catering side of the business, in particular fully utilising the large breakfast room which could with little expense be converted into a coffee shop/tearooms to catch more passing trade.

TENURE & PRICE

FREEHOLD £500,000 to include fixtures, 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.

LICENCE

Under the terms of the Premises Licence the business is permitted to retail alcohol to non residents between the hours of 11.00 am and 11.00 pm with no restrictions on residents.

SERVICES

Mains electricity and water are connected. Septic tank drainage.
LPG gas for cooking. Oil fired central heating.



The property is Grade II listed. Therefore does not require an EPC

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