



## Ring O' Bells

Pit Hill Lane, Moorlinch, Bridgwater, Somerset, TA7 9BT

Freehold £475,000

- Polden Hills freehouse on large plot
- Bar (25) and Restaurant (50)
- Large skittle alley
- Five bedroom owners accommodation
- Car park and large lawned gardens

Ref: 93432

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 **Sidney  
Phillips**



## LOCATION

The Ring O' Bells occupies a central position in the village of Moorlinch, close to the Polden Hills which separate the northern and southern areas of the Somerset Levels. Nearby are the 'Greylake' and 'Ham Wall' Nature Reserves. The pub is ideally positioned for those interested in wildlife, nature, fishing and walking.

The village lies a short distance from the A39 which connects to the M5 (junction 23) and to the nearby towns of Street and Glastonbury. Street contains a designer village within the works of the former Clarkes shoe factory. Glastonbury is a major visitor attraction, both as a cultural centre and because of its famous annual music festival. Bridgwater is approximately 8 miles distant; junction 23 of the M5 is approximately 6 miles distant.

The Ring O' Bells occupies a three storey public house of stone construction under a pitched tile roof, with a flat roof to the kitchen and toilet areas. The premises occupies a plot of 0.52 acre. The property briefly comprises:-

## TRADE AREAS

Entrance from Pit Hill Lane into PUBLIC BAR, full of character, having timber beamed ceiling, exposed stone walls, fitted carpet and stone effect, polished top bar servery with mirror back bar display. This trade space is decorated in a traditional manner with colonial furnishings to seat approximately 25.

The RESTAURANT is split level and has the same characteristic features as the public bar, with a stone-built inglenook fireplace with multi fuel log burner and a wood fronted, polished top bar servery with back bar display. Colonial furnishings. Seats approximately 50.

SKITTLE ALLEY/FUNCTION ROOM with separate access to the car park. Currently utilised as storage but housing one of the largest skittle alleys in Somerset (74ft). Subject to planning permission, this space could be transformed into letting accommodation. LADIES' AND GENTLEMEN'S TOILETS.

CATERING KITCHEN with nonslip flooring, fitted with a range of stainless steel equipment and an array of fridges and freezers. WASH UP AREA.

Ground floor refrigerated BEER CELLAR with sliding double door to the car park. STOREROOM.

## OWNERS ACCOMMODATION

The first floor owners' accommodation comprises:-

- Three DOUBLE BEDROOMS
- One DOUBLE BEDROOM with EN SUITE SHOWER ROOM
- Large LOUNGE
- DINING ROOM
- 2 SHOWER ROOMS
- BATHROOM
- Domestic KITCHEN

The second floor of the owners' accommodation comprises:-

- One large DOUBLE BEDROOM

## EXTERNAL

Lawned TRADE GARDEN which has bench seating for 20. Beyond the trade garden is the owners' PRIVATE GARDEN, a large linear, lawned area boasting fantastic views of the Somerset Levels. CAR PARK for 12 (there is free parking throughout the village). Front TRADE PATIO to seat a handful of customers.

## THE BUSINESS

The Ring O' Bells has been in the same ownership since 2002 and is run as a traditional country village freehouse. It is at the heart of the community, attracting residents from surrounding villages.

The vendors wish to step away from the licensed industry as they approach retirement and currently operate the business around their lifestyle by opening on limited trading hours.

Current opening times:

|                     |               |
|---------------------|---------------|
| Tuesday to Saturday | 17:00 - 00:00 |
| Sunday              | 12:00 - 21:00 |
| Monday              | Closed        |

They experienced a gross turnover of £150,184 (year end March 2022) with the trade split roughly 60% wet and 40% food.

We are of the opinion that the Ring O' Bells would suit an experienced operator who could expand on the food offering and open longer hours. Another avenue could be to explore the potential of letting rooms within the skittle alley, subject to planning permission.



## TENURE & PRICE

**FREEHOLD £475,000** to include goodwill, 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 full premises licence is held.

Licensed hours

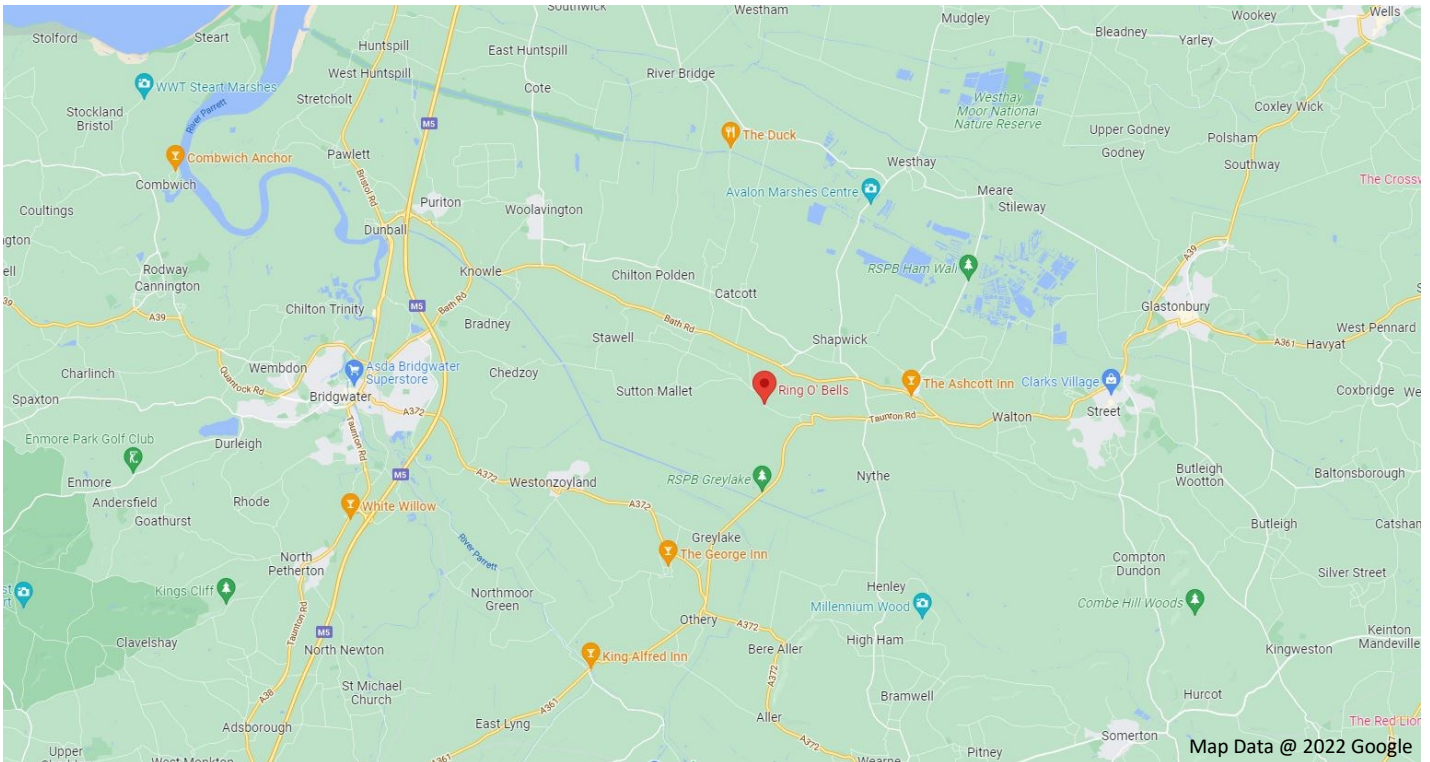
Monday to Saturday 12:00 - 00:00  
Sunday 12:00 - 23:30

## SERVICES

Mains electricity, water and drainage. LPG for heating and cooking. Remote CCTV system installed.

**Local Authority:** Sedgemoor District Council, House King Square, Bridgwater TA6 3AR  
**Telephone:** 0300 303 7800

**Rateable Value:** £4,900 as at 01 April 2023



EPC Reference: N/A

CONSUMER PROTECTION FOR UNFAIR TRADING REGULATIONS 2008 & BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008 – These particulars are provided only as a general outline of the property and buyers should make their own enquiries to satisfy themselves as to the accuracy of the information given. Neither we nor any person in our employment has authority to make, give or imply any representation or warranty regarding this property. Room sizes and other measurements and capacities quoted are estimates for rough guidance only. Accurate measurements have not been taken.

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