



The Fox & Hounds Inn

Lulsley, Knightwick, Worcester, Worcestershire, WR6 5QT

Freehold £440,000

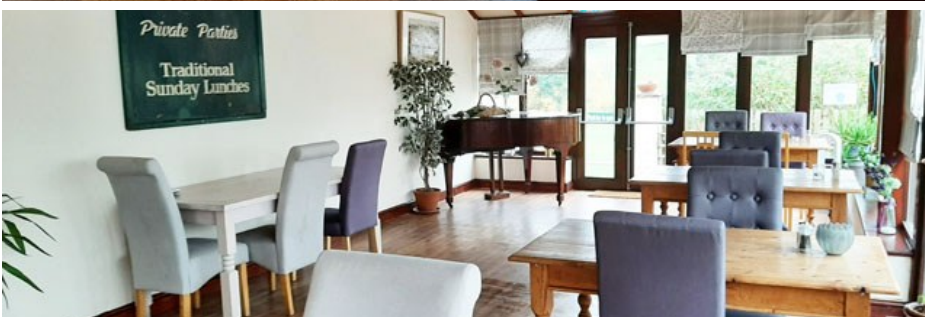
- Well-appointed pub & restaurant
- Located in the beautiful Worcestershire countryside
- Premises set in a large plot of approximately 1.6 acres
- Traditional bar and lounge
- Large main restaurant and additional conservatory restaurant
- Excellent grounds including paddocks, parking and stables

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 **Sidney
Phillips**



LOCATION

The Fox & Hounds is a well-appointed country pub and restaurant that stands in an excellent plot of approximately 1.6 acres, surrounded by beautiful Worcestershire countryside. The property itself appears to be of Georgian style, constructed of brick with colourwashed elevations, having later extensions to the rear. It provides extensive and well-appointed trading areas that were upgraded by the current owners in 2017 and are still appointed in very good condition. It enjoys an excellent reputation as a pub and restaurant within Worcestershire, attracting a large number of customers from Worcester, Bromyard, Malvern and the surrounding area. Under the current owners' tenure, it has traded successfully since they took control, with trade steadily increasing year on year.

The pleasant village of Lulsley stands between the cathedral city of Worcester and the Herefordshire market town of Bromyard, being located just south of the A44 on the edge of the Ravenshill Woodland Reserve. The area is a sought-after residential location with a number of good villages in the area, mainly due to its communication links, being approximately 10 miles from the city of Worcester with all the amenities it offers, and its excellent location on the M5 motorway. The village is located in some of Worcestershire's most picturesque countryside and is perfect for The Fox & Hounds to operate as a destination dining venue from this populated and affluent area in The Midlands.

TRADE AREAS

LOUNGE BAR having herringbone stripped wood floor and part wood panelled walls. Feature fireplace. Wood panel fronted bar counter. Seating for 24 customers. **BAR** with stripped wood floor and part wood panelled walls. Feature fireplace (not working). Wood panel fronted bar counter. Seating for 20.

RESTAURANT on stepped level with stripped wood floor. Wood panelled walls. Outstanding rear aspect overlooking the paddock and the Worcestershire countryside. **CONSERVATORY DINING ROOM** with excellent glazed aspect. Both areas combined can accommodate 100 diners.

CATERING KITCHEN with nonslip floor, uPVC and stainless steel clad walls. Stainless steel extraction hood. Good selection of commercial catering effects and equipment. Walk in **CHILLER**. **WASH-UP AREA** with pass through dish washing system. **CLEANING/STOREROOM**. **DRY STORE**. **WORKSHOP** with **STAFF TOILETS**. **LADIES'** and **GENTLEMEN'S TOILETS**. **BASEMENT CELLAR**.

ACCOMMODATION

Used as staff accommodation since 2022. Open plan KITCHEN having newly fitted units, DINING AREA, large LOUNGE area with solid fuel burner and French doors to the roof garden. BEDROOM ONE: single. Large SHOWER ROOM. OFFICE. BEDROOM TWO: large master bedroom.

EXTERNAL

Set in approximately 1.6 acres. SMOKING SOLUTION with seating for 16. To the side of the property is the TRADE GARDEN.

Detached freestanding timber constructed STABLE with hardstanding at the front which could be used to park up to six vehicles comfortably.

To the rear of the property is the large 'L' shaped CAR PARK which can accommodate 50 vehicles comfortably. Large PADDOCK.

THE BUSINESS

After purchasing the business in 2017 and prior to opening, the owners undertook a refurbishment programme which has proved exceptionally popular. The business developed into a food-led operation and enjoyed much success prior to the Covid-19 pandemic. Since Covid, the owners have taken a more active role in the business and decided to stop offering a full time kitchen in June 2024. The business is now predominantly wet sales but has the use of the kitchen from which it provides food, when required, for themed nights and events. The owners also invite food trucks to the pub every week so that people dining at the food truck can use the public house for the purchase of drinks.

LICENCE

A full Premises Licence is held.

SERVICES

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

Local Authority: Malvern Hills District Council.

Rateable Value: £19,750 as of 01 April 2023.

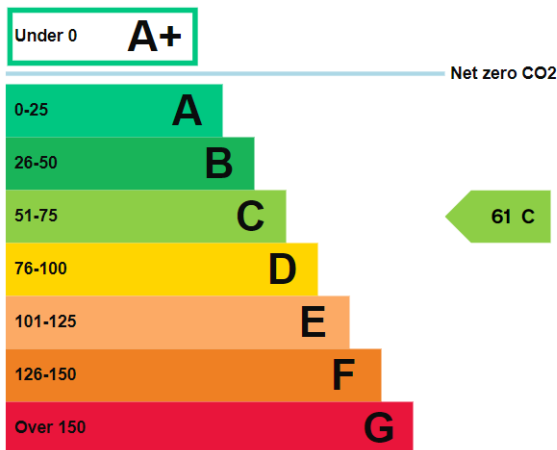
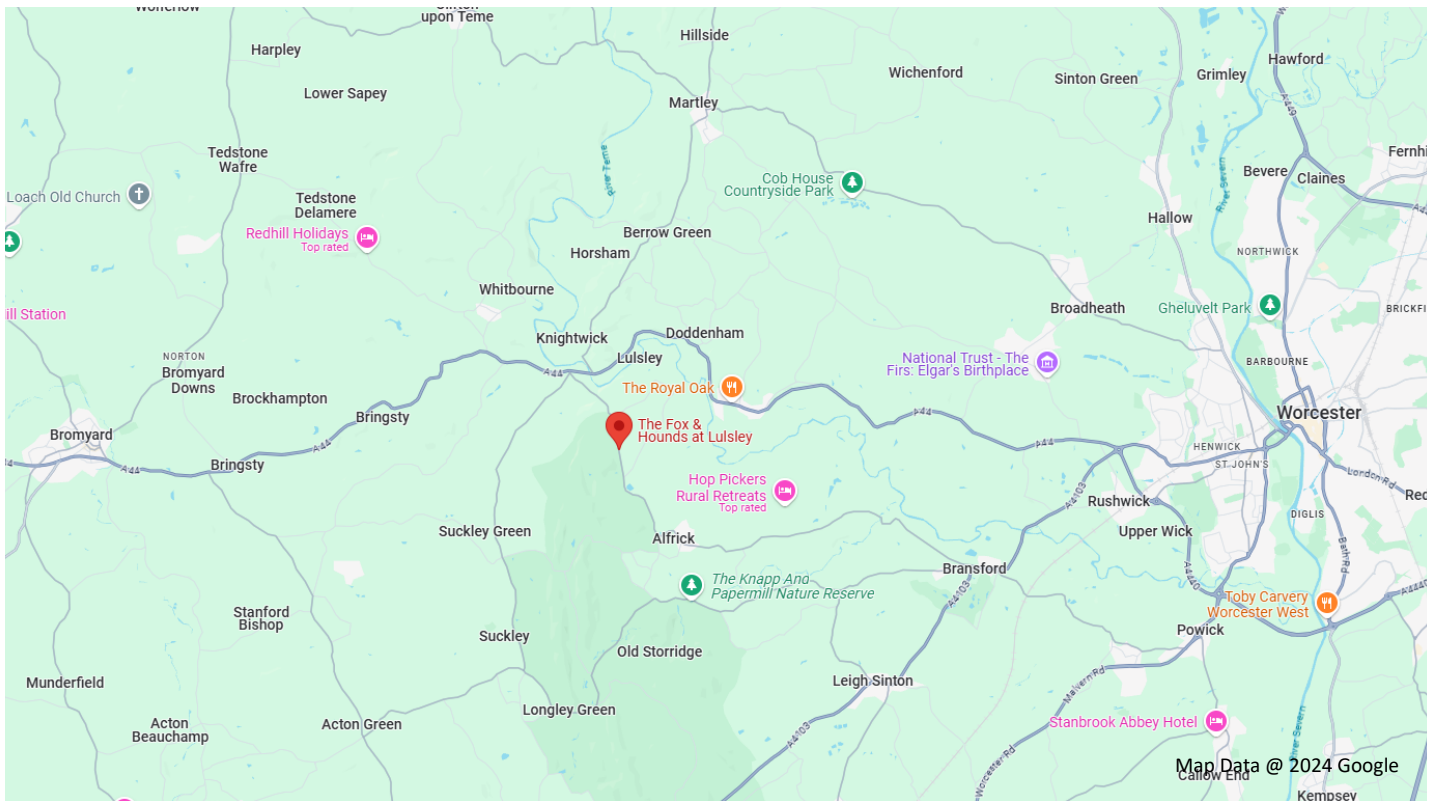


TENURE & PRICE

FREEHOLD £440,000 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.



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