



Hundred House Inn

Bleddfa, Knighton, Powys, LD7 1PA

Tenure: Freehold

Price: £625,000

Ref: 96507

SP Sidney
Phillips

Leisure & Hospitality Specialists



Key Features

- Recently refurbished public house
- Lounge bar and restaurant (40+)
- Trade garden
- Separate four bedroom owners' house
- Three reception rooms
- Currently closed

Location

The village of Bleddfa stands in the Ithon Valley on the A488 route which links the town of Ludlow with the A44 at Penybont. The village is a very attractive community arranged around an ancient church and surrounded by some of the UK's most stunning natural countryside.

At its very heart is the subject property, The Hundred House Inn.

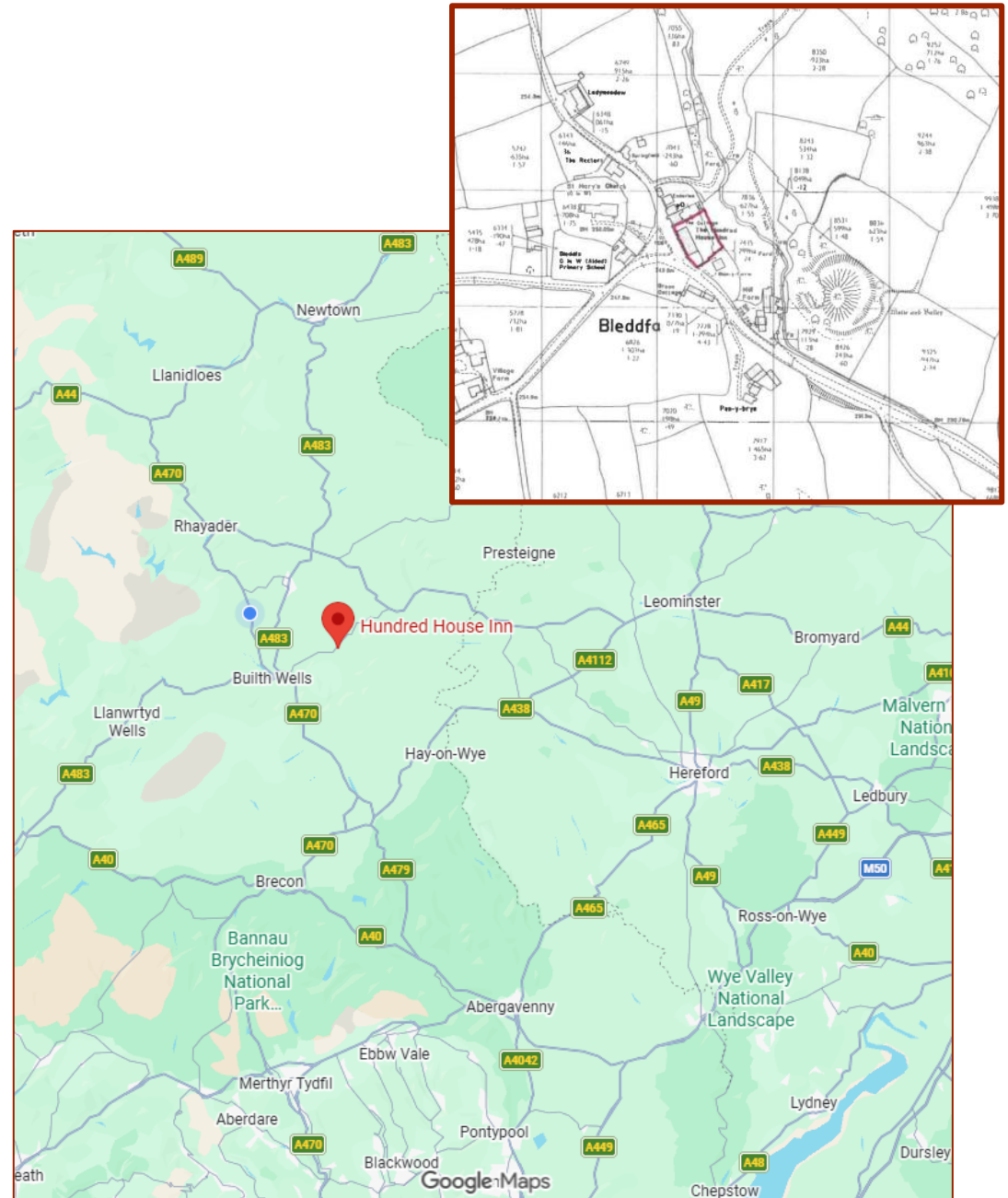
The Property

A 'hundred' was an administrative area within a county and often at its centre was an inn which also was often a shop and, more importantly, a courthouse. They were without doubt the centre of the community. This is from which the pub takes its name.

The building is two adjoining but separate buildings, all of which at one time had been public house and inn/hotel. It now offers bar and restaurant with excellent service facilities including a comprehensively equipped catering kitchen.

In addition, there is a separate four bedroom, three reception room high quality residential home has been created in the oldest part of the building which retains all of the property's original period charm and features. Despite its age, the property is surprisingly not listed.

It is briefly described as follows:





Public House - Trade Areas

Located at ground floor is the MAIN BAR with new solid oak flooring, double sided central fireplace partially dividing the room. There is assorted seating for up to 22 customers. There is a fully equipped BAR SERVERY with feature ornate carved panelled front. Access through to the RESTAURANT which has a feature beamed ceiling, underfloor heating, carpeted floor and part beamed walls. There are high-backed Lloyd Loom style dining chairs to assorted tables, currently arranged for 18 customers. LADIES', GENTLEMEN'S and DISABLED ACCESS TOILETS.

Fully-equipped CATERING KITCHEN with separate UTILITY AREA/FREEZER ROOM beyond. There is also a LAUNDRY ROOM and an on-level BEER CELLAR with under-counter dispensing equipment in with the servery.

At first floor is a large LOFT AREA which is currently utilised as the pub's OFFICE.

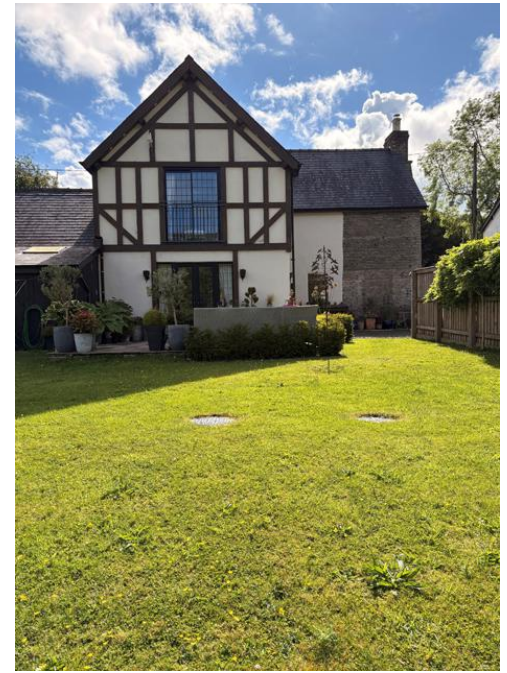
Pub External

To the side and front of the property is the TRADE GARDEN which incorporates a good size lawn with customer seating for 60 and patio seating to the front of the pub with further tables and chairs.

There is on-road parking, and our clients also previously had an agreement with the Parish Council to utilise the Community Hall car park which stands opposite.

The Business

Our clients acquired the property some five years ago and have subsequently invested considerably in upgrading the premises. They did open the business for a short time, but due to bereavement the pub has not been open now for a number of years. However, it remains in immaculate condition and is ready to re-open almost immediately pending the re-grant of the Licence.



The House

A stunning residential home which is arranged as follows:

GROUND FLOOR

Entrance vestibule with flagged floor providing access into an inner hallway which also has stone flagged floor.

LOUNGE with exposed stone walls, inglenook fireplace with beamed lintel over and cast iron log burner. Beamed ceiling and feature bay window.

KITCHEN/DINER with stone flagged floor, inglenook fireplace with cast iron log burner. Modern fitted kitchen units including granite worktops, a central island area and integrated dishwasher. There is also a DINING AREA featuring a bay window to the front.

LIVING ROOM - a further reception room stands to the rear of the kitchen area and has stone flagged floor, galleried ceiling and two sets of patio doors leading to the rear and side. This room has underfloor heating.

FIRST FLOOR

BEDROOM ONE (double) with exposed stone walls, fireplace and feature Judge's 'wig hole'. There is an adjacent DRESSING ROOM with fitted wardrobes.

EN SUITE BATHROOM with boarded floor, exposed stone walls, fireplace and feature freestanding roll-top bath. Wash hand basin, WC and double size shower cubicle.

BEDROOM TWO (double) with Juliette balcony overlooking the wooded valley to the rear via glazed patio doors.

FAMILY BATHROOM with suite of wash hand basin, WC and bath with shower over.

SECOND FLOOR

Provides two further DOUBLE BEDROOMS and a family SHOWER ROOM off the landing.

BASEMENT CELLAR which is utilised for storage.



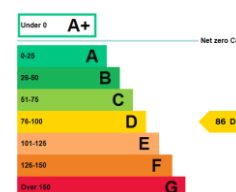


House External

Good size, well-maintained lawned and patio GARDEN.

Large OUTBUILDING currently used as a workshop.
Further building which is utilised as a log store.

To the side of the property is PARKING for four or so family vehicles.



Certificate 1028-5502-4229-8575-7815



Tenure & Price

FREEHOLD £625,000 to include fixtures and fittings.

No direct approach to be made to the business; please direct all communications through Sidney Phillips. Viewing strictly by appointment only.

Licences

The Premises Licence has lapsed.

Services

Mains electricity and water are connected. Oil fired central heating. Sewage treatment plant for drainage.

Rateable Value: The property was removed from the rating list on 20 November 2023.

Local Authority: Powys County Council





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