



The Kings Head

Lynch Road, France Lynch, Stroud, Gloucestershire GL6 8LT

Tenure: Freehold

Price: £485,000

Ref: 94838

SP Sidney
Phillips

Leisure & Hospitality Specialists



Key Features

- Freehold village freehouse
- Repositioned asking price: £485,000
- Three-bedroom owners' accommodation
- Extensive gardens (100+ covers)
- 16-18 space car park
- Recently refurbished – no immediate capex required
- Strong owner-operator potential
- Scope to enhance food and develop further trade

Location

France Lynch is an attractive and desirable Cotswold village forming part of the wider Chalford area, conveniently located between Stroud and Cirencester with excellent access to the A419. The village lies within a conservation area and enjoys a strong community setting alongside nearby countryside walks, the River Thames and the Thames & Severn Canal.

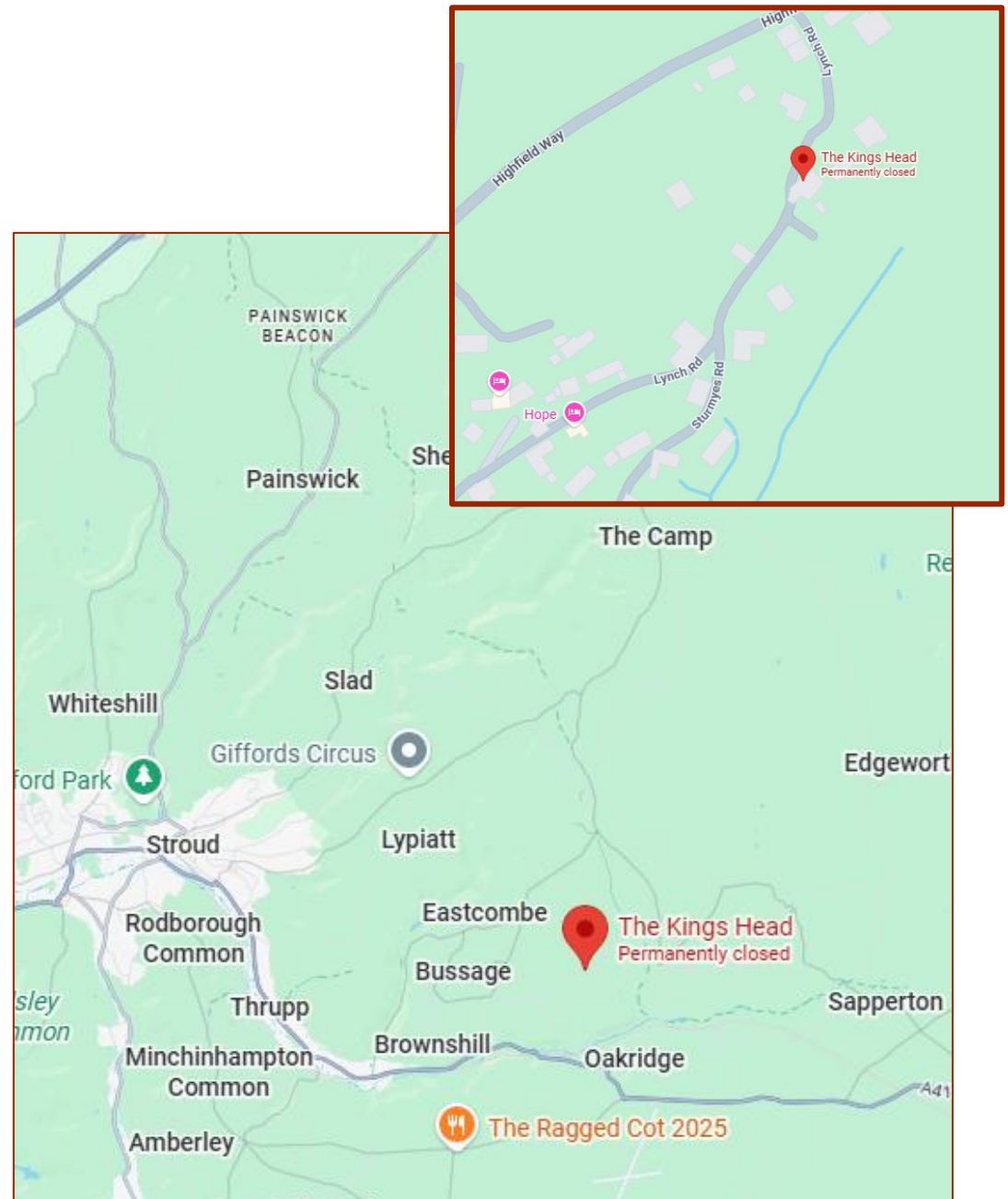
A beautifully presented Cotswold stone free-house located in the highly sought-after village of France Lynch, enjoying an elevated setting overlooking the valley.

This is a rare opportunity to acquire a well-invested, turnkey village pub with three-bedroom owners' accommodation, extensive gardens and private parking, ideally suited to an owner-operator or chef proprietor couple seeking both lifestyle and income.

The Opportunity

The Kings Head has been comprehensively refurbished in recent years, including new roof works, upgraded services, modernised commercial kitchen, refurbished bar area and improved garden facilities. The property requires no immediate capital expenditure.

The business is capable of delivering attractive returns under a hands-on owner-operated model, supported by a strong wet-led sales mix and lean staffing structure. There remains clear scope to further develop the catering offer and maximise the substantial garden trading potential.



Trade Areas

The welcoming main bar is arranged around an attractive panelled servery and retains period features including exposed beams and open fireplace with Cotswold stone surround. The internal trading space accommodates approximately 30 covers with additional loose seating.

The fully equipped commercial kitchen provides stainless steel preparation areas, modern extraction and ventilation systems, and generous storage including freezer space, bottle store and beer cellar.

Customer facilities include ladies', gentlemen's and disabled WCs with convenient access for garden trade.

Owners' Accommodation

Well-proportioned private accommodation arranged over the first and second floors comprising:

- Spacious lounge with fireplace
- Family shower room
- Three bedrooms (two doubles and one smaller double)

The living accommodation offers a comfortable and practical live-in arrangement ideal for owner-operators.

External

The property benefits from substantial outdoor trading space arranged over terraced levels, including:

- Upper paved terrace with retractable awning
- Fully illuminated and heated seating areas
- Lower lawned and patio garden
- Covered patio section
- Seating capacity in excess of **100 covers externally**

To the side is a tarmacadam car park providing approximately **16–18 parking spaces**.

Within a private enclosed garden area are two timber outbuildings, currently utilised for storage and ancillary owner use.



The Business

Our clients acquired the property in early 2022 and have since undertaken the refurbishment programme to which we have already referred.

They have established a very healthy level of trade and accounts for the year ended March 2025 show takings net of VAT of **£262,238**, this trade split **75% wet sales and 25% food sales**.

As a freehouse, the high level of beer sales contributes to strong levels of profitability, whilst also indicating potential to further develop trade through greater utilisation of the catering side of the business.

Tenure & Price

FREEHOLD £485,000 to include goodwill, fixtures and fittings.

Stock and furnishings at valuation in addition.

A well-invested Cotswold freehouse offering lifestyle and income in an enviable village setting.

Early viewing is recommended.

No direct approach to be made to the business; please direct all communications through Sidney Phillips.

Viewing strictly by appointment only.

Licences

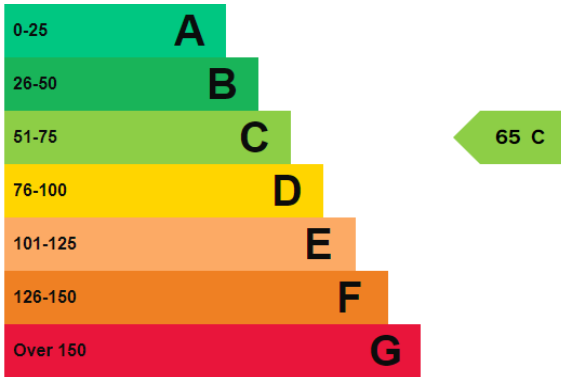
A Premises Licence is held.

Services

All mains services are connected and the property has the benefit of gas fired central heating.

Rateable Value: TBC

Local Authority: Stroud District Council



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Some of our clients have reduced their gas and electricity bills by up to 46% using our impartial price comparisons.