



The Talbot

Bromyard Road, Knightwick, Worcester. WR6 5PH

Tenure: Freehold

Price: £850,000

Ref: 91191

**Sidney
Phillips**
Leisure & Hospitality Specialists



Key Features

- Riverside inn set in 2.7 acres
- 11 en suite letting bedrooms
- Bar, restaurant & function areas
- 3 bedroom cottage
- Fully equipped & operating brewery
- Separate bakery
- For sale after 40 years in the same family's hands
- Turnover £862,792 net of VAT

Location

The hamlet of Knightwick stands on the Herefordshire/Worcestershire border alongside the River Teme in the lea of the Bromyard Downs.

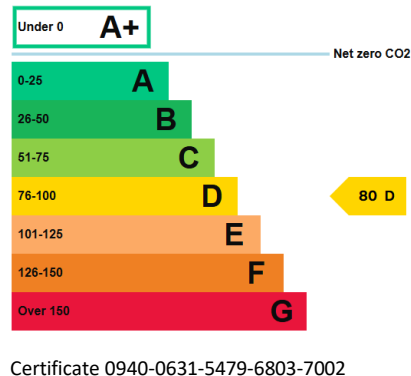
It is located on the A44 trunk route linking the city of Worcester (nine miles) with the Herefordshire market town of Bromyard (six miles), in a very desirable and attractive residential location

The Property

The subject property, The Talbot, dates back to the 17th century and is Grade II Listed. It is a traditional country inn with extensive restaurant, bar and function facilities as well as 11 en suite bedrooms, owners/staff cottage and sizeable gardens which overlook the beautiful River Teme.

There is also a separate well known micro-brewery which is located in a commercial unit to the rear, as well as a former (but still fully equipped) commercial bakery.

The property is briefly described as follows:-



Trade Areas

GROUND FLOOR

There are six separate trading rooms at ground floor, mostly with an immense amount of period charm and character. Firstly is the PUBLIC BAR/SNUG which is independent of the dining areas. It has beamed walls and ceilings, flagged floor throughout, counter from CENTRAL BAR SERVERY which has a panelled front, and assorted traditional seating for 20 or so customers.

Two-section LOUNGE/DINING ROOM located to either side of an inglenook fireplace which has a cast iron log burner. The room has a quarry tiled floor and, in the main lounge area adjacent to the bar servery, there is seating for about 20. Dining area beyond, similarly appointed, with further seating for 40.

Adjacent GAMES ROOM hosted in one of the inn's most charming rooms. It has in the past, before the trading areas were extended, been utilised as an additional dining area. There are beamed walls and ceiling, part panelled walls and the room has a feature part vaulted ceiling. Stunning fireplace with stone mullion mantelpiece, cast iron solid fuel boiler and quarry tiled hearth. There is seating for approximately 20.

To the rear of the main dining room and accessed via double doors is a conservatory style RESTAURANT which has sliding doors opening onto the front patio and the side lawned garden. This room has seating for 60 diners and is often utilised for functions.

Two further charming rooms titled 'The Library' and the 'Garden Room' which are utilised for private dining areas/small meeting rooms, as well as overflow restaurant areas. Both rooms seat 16 customers each.

Extensive and comprehensively equipped CATERING KITCHEN having a full selection of stainless steel work surfaces and catering effects. Two sets of LADIES' & GENTLEMEN'S TOILETS and basement BEER CELLAR.



MICRO-BREWERY

The owners of The Talbot founded and run a well-known local brewery known as the 'Teme Valley Brewery'. It is located in a commercial building located to the rear of the public house and has a capacity of 30 weekly barrels totalling 1080 gallons. They currently average 360 gallons per week.

In a Nissan hut and also located at the rear is a former BAKERY which is fully equipped. It is no longer operating commercially, but is utilised to provide bread for the public house. Large Dry Store and two walk-in Cold Rooms again utilised by the public house, and these areas are conveniently located adjacent to the rear access to the trade kitchen.

Owners' Accommodation

COTTAGE

Attached to the main public house and with a separate external entrance is the OWNER'S/STAFF COTTAGE comprising:- GROUND FLOOR : KITCHEN with conservatory area (utilised as a lounge/dining room). LOUNGE (or bedroom) with en suite SHOWER ROOM. FIRST FLOOR : 3 BEDROOMS (1 double, 2 singles) sharing a family SHOWER ROOM.





Letting Accommodation

FIRST FLOOR

11 well appointed en suite LETTING BEDROOMS (9 double/twins, 2 singles). One bedroom is currently utilised as an OFFICE.

External

To the front of the property is a seating area with direct access from the trading areas, part covered by the canopy adjacent to the conservatory area. The seating areas wrap around the public house and also have access from the conservatory and appropriately named 'Garden Room'. There is an extensive lawned garden area. OUTBUILDING/STABLES with five loose boxes.

On the opposite side of the lane to the front of the property, as well as a CAR PARK for 20, is an extensive lawned section which has timber framed bench seating etc, and overlooks the river.

To the rear is hard-standing and grassed area part utilised for OVERSPILL CAR PARKING for about 60, and part home to the locality's Sunday markets. There are four hook-ups for caravans and camper vans etc and also, on the grassed area, is a camping area for tents.

NB : As defined on the attached plan, that this area is not owned by the public house but for a generation or more has been rented from a local farmer.

The Business

The Talbot has been in the same family hands for over 40 years. Whilst it sounds cliched, the business has been established as one of the most renowned properties in the whole of the west of England, being a focal point for much of the rural community and the various country pursuits. Accounts for the year ended 31st March 2025 show takings net of VAT of £862,792 although it should be noted that 14% (£125,000) is derived from the Teme Valley Brewery).









The public house shows a gross profit of 72%, the brewery 56%. Whilst we do not have a direct split on trade for the inn, our client feels the bedrooms are under-utilised and should, with greater promotion, prove to be a more prominent sector of this business's income.

This is an outstanding public house available for purchase for the first time in almost two generations.

Tenure & Price

FREEHOLD £850,000 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.

Licences

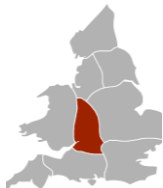
A Premises Licence is held.

Services

All mains services are connected.

Rateable Value: £72,500 as from 1st April 2026

Local Authority: Worcestershire County Council – 01905 765765



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