



The Sun Inn

Winforton, Herefordshire HR3 6EA

Tenure: Freehold

Price: £375,000

Ref: 87445

SP Sidney
Phillips
Leisure & Hospitality Specialists



Key Features

- Wye Valley village inn and guest house
- Character bar and dining facilities (50)
- Three en suite letting bedrooms
- Three bedroom owners suite
- Extensive trade and private gardens
- Plot extends to approximately one acre
- Planning permission granted for an additional and independent 3 bedroom detached house

Location

The village of Winforton stands on the A438 trunk road in the heart of the Wye Valley, just a few miles from the famed town of Hay-on-Wye which is renowned for its annual literary festival.

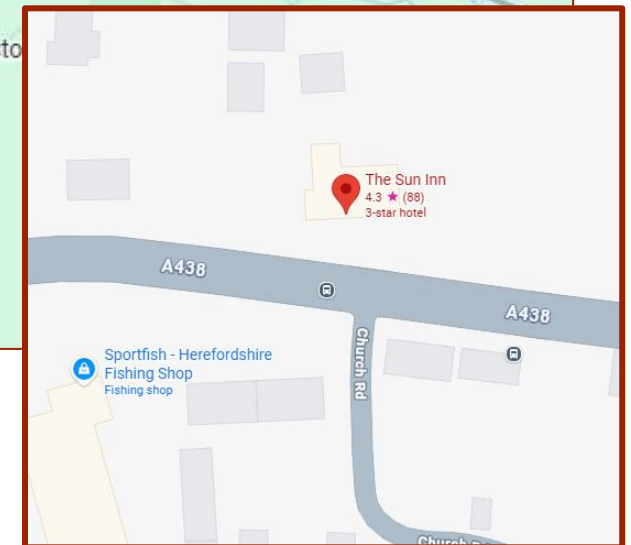
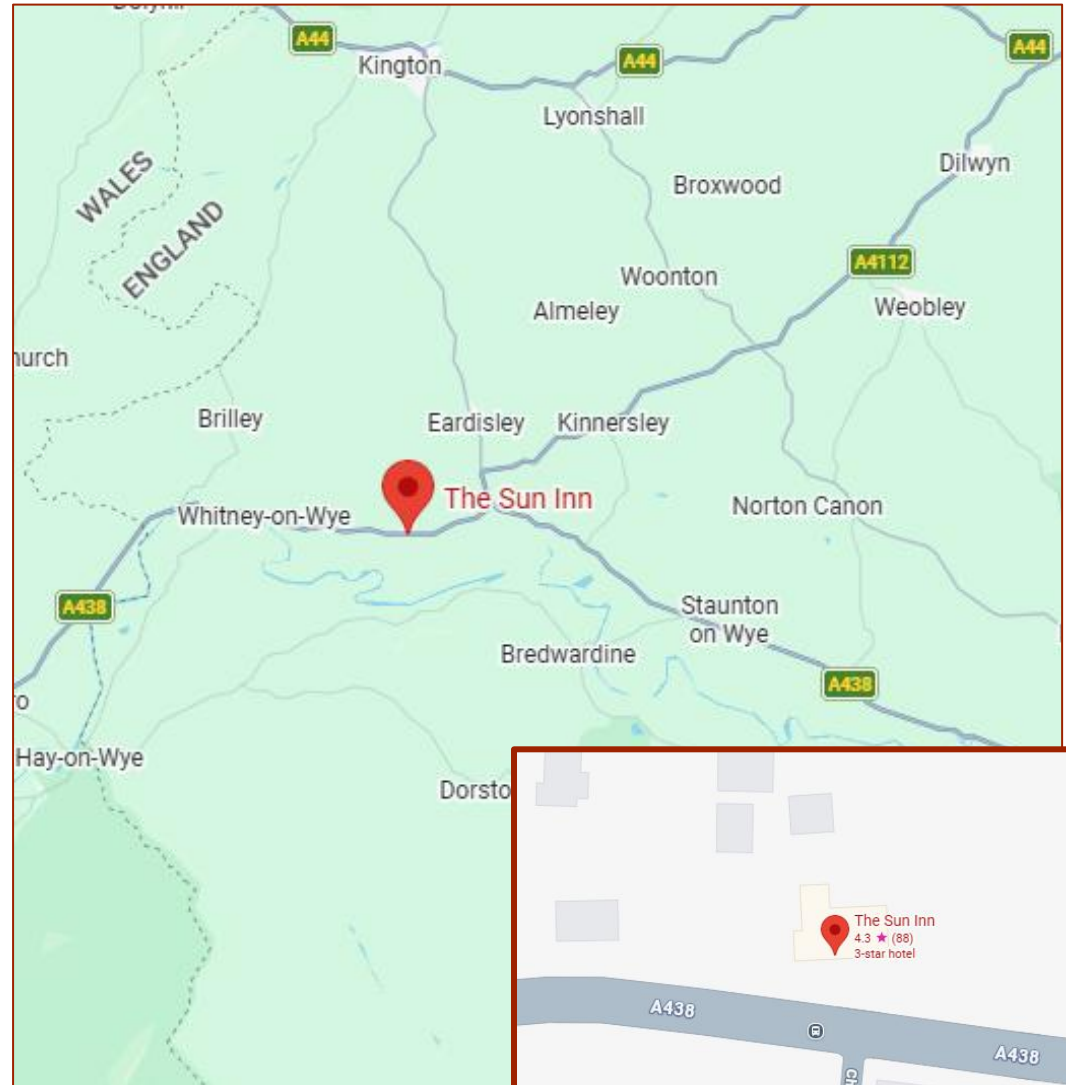
It is a wealthy agricultural area and one that attracts tourists throughout the year, not just visiting Hay-on-Wye but those lovers of country pursuits including walking (Offa's Dyke Path is nearby) and fishing, with the Wye renowned for its salmon and trout. Indeed, the river is so close that the village is also home to a well known fishermen's/anglers' tackle shop.

The Property

The Sun is a centuries old property, we are advised, dating back to the 1600s but it is surprisingly not listed.

It has a wealth of period charm and character and is deceptively large with a good size bar and dining area, extensive service facilities, three en suite letting bedrooms, three bedroom owners accommodation and large gardens and car parking.

As detailed later in these sales particulars, planning consent has been granted for the construction of a three bedroom detached independent house.



Trade Areas

Open plan TRADING AREA arranged around a central SERVERY which is a fulcrum of the trading area, has copper topped counter and exposed beam and antique brick frontage. The room has fireplaces to either end, one having a stone surround with brick keystone arch over with cast iron solid fuel burner installed, the other having antique brick surround and another cast iron solid fuel burner installed with beamed lintel above. The room is traditional, has exposed stone walls, beamed ceiling, is part carpeted and has part boarded floor, traditional seating including loose chairs and benches currently arranged throughout for a total of approximately 50 customers.

To the rear of the servery is a good size WASH-UP AREA and provision of coffees etc.

LADIES' and GENTLEMEN'S TOILETS.

There is also a room where a DISABLED TOILET is currently being fitted.

The CATERING KITCHENS are of a good size and are in four sections, providing ample and spacious catering facilities. They have tiled walls and floors throughout.

The main CATERING AREA is comprehensively equipped with a full selection of stainless steel catering effects and work surfaces and a five section ceiling fitted galvanized extraction canopy. The second area is a PREPARATION ROOM, the third area is a FREEZER ROOM and the fourth area is a DRY STORE.

Owners' Accommodation

Located at first floor and arranged as follows: SHOWER ROOM with suite of wash hand basin, shower and bidet. THREE DOUBLE BEDROOMS. Large living space with LIVING ROOM and KITCHEN combined.





Letting Accommodation

Located at second floor are THREE EN SUITE LETTING BEDROOMS, all upgraded and modernized and each having a full bedroom suite, coffee making facilities and built-in wardrobes. BEDROOM 1 (large double) with EN SUITE SHOWER ROOM. BEDROOM 2 (double) with EN SUITE SHOWER ROOM. BEDROOM 3 (double) with EN SUITE SHOWER ROOM. The shower rooms have fully tiled walls and floors with contemporary fittings.

External

There is seating to the front of the property utilised by customers and a large LAWNED TRADE GARDEN of considerable size, partially shaded by mature trees and borders including a large chestnut. There is a tarmacadamed CAR PARK to the side of the property with spaces for 30+ vehicles. To the rear of the pub is a large domestic lawned garden with mature shrubs and borders on which planning consent has been granted for the construction of a three bedroom detached house, detailed below.



Planning Consent

Planning permission was granted in September 2023 (consent number 223229) for the construction of a detached three-bedroom, two-storey dwelling on ground to the rear of the pub (described above as the lawned section of the domestic area).

The Business

Our clients have owned the property since October 2017 and during their ownership they have upgraded the property, particularly the letting accommodation and its en suite facilities.

However, post-Covid, our clients have limited their opening hours with the pub now only being open 4 evenings a week (Wednesday through to Saturday) and Sunday lunchtimes. We are advised that our clients have de-registered for VAT and are told that last year's annual takings were approximately £70,000, split 65% wet sales, 20% from the accommodation and 15% from food sales.

Tenure & Price

FREEHOLD £375,000 to include goodwill and 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 full Premises Licence is held permitting the retail of alcohol:

Sunday to Thursday: 09:00 - 23:30

Fridays & Saturdays: 09:00 - 00:30

Services

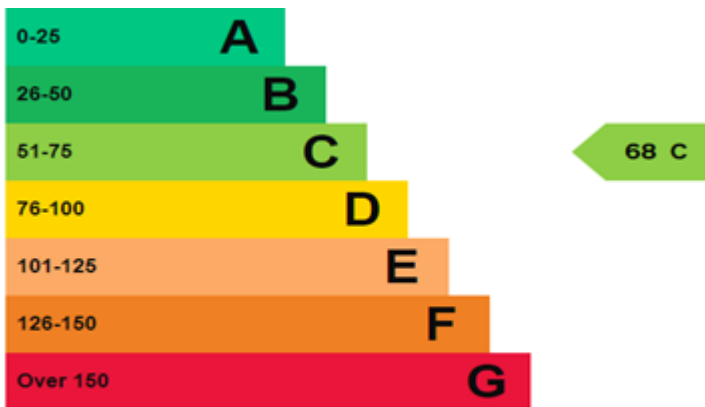
Mains electricity and water

Septic tank drainage. LPG

Gas fired central heating

Rateable Value: £1,200 from 1st April 2026

Local Authority: Herefordshire Council – 01432 260000



EPC Reference: 0691-2867-9240-2000-5503





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