



Coach & Horses

Hemingby, Horncastle, Lincolnshire, LN9 5QF

Tenure: Freehold

Price: £260,000

Ref: 95062

**Sidney
Phillips**

Leisure & Hospitality Specialists



Key Features

- Countryside location in central Lincolnshire
- Detached, 16th century public house
- Main bar & games room; separate darts room
- Basement cellar & equipped catering kitchen
- Three double bedroom owners' accommodation
- Sizeable rear car park, beer garden & patio

Location

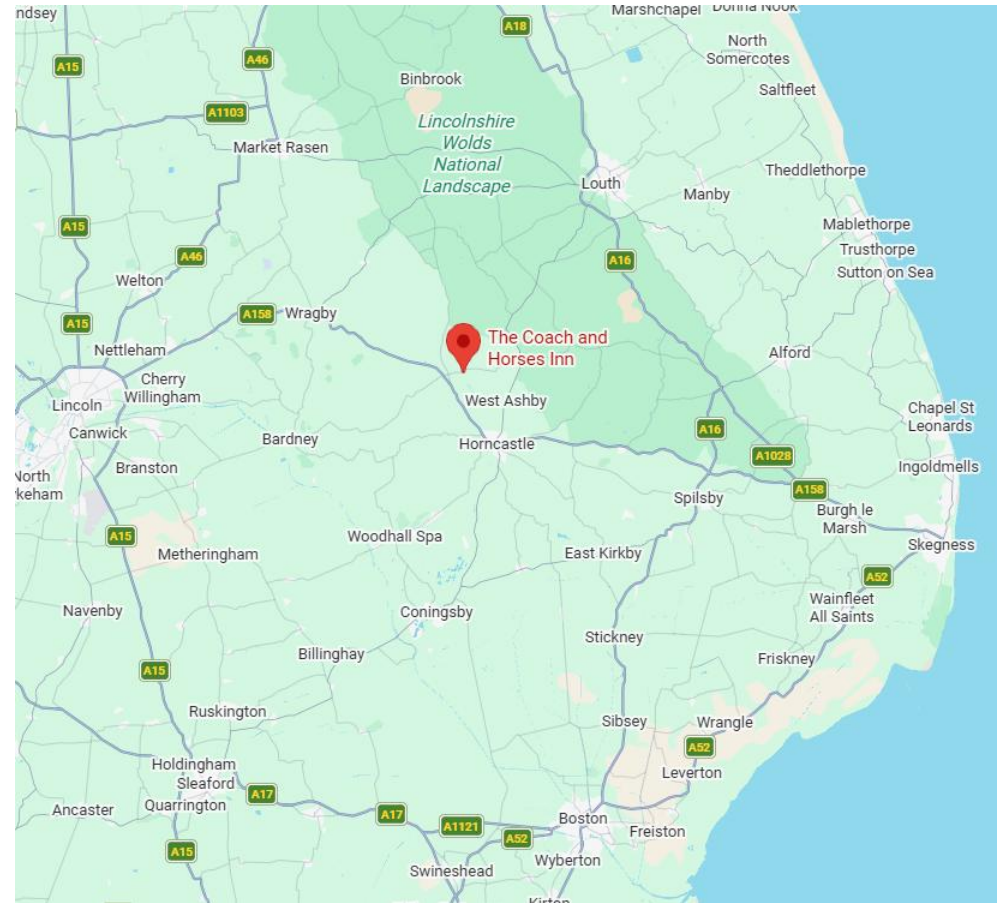
The Coach & Horses is situated in the Lincolnshire village of Hemingby. The village is located 3.7 miles northwest of Horncastle, 7.7 miles southeast of Wragby, 19.9 miles east of Lincoln and less than 2 miles east of the A158 which connects Lincoln in the west to Skegness on the east coast.

The Coach & Horses is the principal amenity in Hemingby, although the village also has a village hall, a 13th century church dedicated to St Margaret and a number of holiday homes.

The Property

The Coach & Horses is purported to have been built in 1560, yet it is not listed. It occupies a two-storey, detached brick building under a pantile roof. It is located opposite the village church and is the only public house in Hemingby.

The property briefly comprises:



Trade Areas

FRONT PORCH leading to the MAIN BAR which benefits from seating for 24, a brick bar servery, carpet flooring, a dual-sided brick fireplace, feature ceiling beams, a private staircase to the first floor and another staircase down to the open plan BASEMENT CELLAR. The cellar has an external barrel drop.

GAMES ROOM with seating for 10, carpet flooring and dual-sided brick fireplace. INNER HALL with access to Ladies and Gentlemen's TOILETS. SIDE HALL with storage cupboard and access to a DARTS ROOM with seating for 8 and carpet flooring. CATERING KITCHEN with preparation room, utility room and storage room with stairs to the first floor.

Owners' Accommodation

FIRST FLOOR:

THREE DOUBLE BEDROOMS. LOUNGE. KITCHENETTE. BATHROOM with separate shower cubicle.

External

CAR PARK with space for 30 vehicles. Lawned TRADE GARDEN with bench seating for 36 and children's play area. Enclosed PRIVATE GARDEN.

TRADE PATIO/DECKING AREA with seating for 8 and views of the church. Large, brick, single storey OUTBUILDING with pantile roof, currently utilised as storage space. *Note: planning permission has been granted to convert part of the outbuilding to letting accommodation and part of it to a shower/toilet block. (See East Lindsey District Council planning ref. S/082/01502/21).*

PLOT/FIELD which the vendor currently pays £500 per year to rent. This area has fishing rights over the River Bain and provides additional outdoor seating for the pub





The Business

The business is currently operated as a wet-led public house by our client and three part-time members of staff. The venue supports a darts team and a pool team and hosts a number of celebratory occasions throughout the year, such as birthday parties and family gatherings. The Coach & Horses is also renowned for its annual 'Bam Fest' which can attract an audience of up to 2000 people. This event features 12 live bands, seven external food vendors and a selection of 30 different beers, 30 different gins and 20 different ciders.

The business's custom is generated by a combination of destination trade and local drinkers. It is particularly popular with campers, caravanners and motorhome guests and the conversion of part of the outbuilding to a toilet/shower block may boost trade further.

The most recent annual net turnover stood at £210,727. Further accounting detail will be made available to seriously interested parties following a formal viewing.







Tenure & Price

FREEHOLD Asking Price £260,000 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 allowing the sale of alcohol between the hours of 11:00 – 23:00, seven days a week.

Services

Mains water and electricity. Oil-fired central heating. LPG for cooking facilities. Septic tank drainage.

The property benefits from both a fire and security alarm.

Rateable Value: £4,500 from 1st April 2026.

Local Authority: East Lindsey District Council.





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