



## **Plough Inn**

**Wall under Heywood, Church Stretton, Shropshire, SY6 7DS**

- Quality Refurbished Country Pub & Restaurant in Sought after Shropshire Hills Village
- Characterful "Poachers Pocket" Bar & Piano Lounge Bar with Conservatory Restaurant
- Commercial Catering Kitchen
- Excellent Three Bedroom Owners Accommodation with Country Views
- Very Good Country Style Trade Garden
- Car Parking & Outbuildings with scope for development
- Reluctantly offered on the Open Market due to health reasons

**Freehold Offers in Excess of £295,000**



## LOCATION

The village of Wall under Heywood stands astride the B4371 between Church Stretton and Much Wenlock within the Shropshire Hills area and is close to the well known landmarks of Wenlock Edge and the Long Mynde, both of which are extremely popular with walkers. It is also within in reach of the main A49 trunk route which provides excellent communication links to all of the Welsh Marches Region, and within an easy 40 minutes motoring from the densely populated Birmingham Conurbations western edge, being the Black Country and Wolverhampton.

The Plough Inn is a beautifully restored and friendly Country Pub nestling in the outstanding Shropshire Countryside. Since our clients purchased the property in 2014 it has undergone a comprehensive and sympathetic refurbishment which offers quirky and interesting trading areas with a strong country theme and excellent three bedroom owners accommodation. It now offers a country pub with traditional ale and country dining within a very comfortable environment which is much bolstered by the excellent finishing touches and open fires. This will become evident on visiting the property and we recommend viewing to appreciate its full character.

## PROPERTY

**GROUND FLOOR** : Access from the front car park via porch and solid front door leading to the bars and conservatory restaurant. PIANO BAR (LOUNGE), being a comfortably furnished room having a mixture of quarry tiled and carpeted floor. Feature brick inglenook style fireplace with solid fuel burner installed. The room is subdivided into the Dining Area having fixed bench and dining chairs and tables for approximately 30 customers. The second section is the Bar Area having secondary feature fireplace with brick surround (not in use). 'L' shaped wood panel fronted bar counter from central servery with mirror back display. Fixed bench and loose seating for approximately 10 customers. From the Piano Bar there is a door to the cloakrooms, the Snug and the Poachers Pocket bar.

The POACHERS POCKET (bar) with heavily beamed ceiling, quarry tiled floor, large feature inglenook fireplace having open fire with coppered hood. Bench and loose seating for approximately 20 customers with 'L' shaped wood panel fronted bar counter from central servery. From the Poachers Pocket Bar there is access to the Snug, cloakrooms and the Piano Bar. SNUG having carpeted floor, bench & loose seating for 12 and dartboard.

CONSERVATORY RESTAURANT of excellent size having carpeted floor throughout, settle seating for eight customers and carvery unit with bain marie and hot plates. Dining chairs and tables for 40 customers. French door access to Beer Garden. Service door to kitchen.

CATERING KITCHEN of good size having non slip floor, tiled walls, extraction hood and good selection of commercial catering equipment. Separate pot wash area and Freezer Store with quarry tiled floor. Service door to hallway and bars, external door to small courtyard and garden.

Ladies & Gentlemen's Toilets.

**BASEMENT** : KEG CELLAR approached from the hallway having been re equipped with new boards, remotes, cooling systems and pythons, gas assisted cask pumps with circulation cooling python to the nine beer engines in bars and stillages for real ale. KEG STORE and drop from the front of the property.

**FIRST FLOOR :** Private Accommodation of considerable character having heavily beamed ceilings and being completely refurbished in 2014 to a very high standard and comprising: Large Landing Office. Large LOUNGE with outstanding views of the surrounding countryside. Newly fitted farmhouse country style KITCHEN with large central island. BATHROOM. Large DOUBLE BEDROOM with feature fireplace and excellent views of the surrounding countryside.

**SECOND FLOOR :** Two large DOUBLE BEDROOMS. Further Storage Room which is earmarked for a second bathroom/shower room.

**EXTERNAL :** To the front and side of the property is a draw on CAR PARK for approximately 35 vehicles. Quaint Country BEER GARDEN being slabbed and lawned with 'A' framed picnic style benches. PATIO having two large 'A' framed benches off Lounge. Screened bulk gas tank.

**THE STABLES :** On the northern edge of the plot on the right hand side of the entrance to the car park is a stone and brick built former stable with pitched tiled roof. It comprises four stables and a log store. The previous owners obtained planning consent to convert the stable to a shop and cottage, although this permission has now lapsed. Our clients have considered the possibility of the extension and conversion of this building to four, self contained single storey holiday letting units.

## THE BUSINESS

Since opening in 2014 after a 6 month renovation the Business has traded as a traditional country pub offering cask ales and locally sourced and home cooked 'country dining' including a very busy Sunday Carvery operation, together with private parties, wakes, shoot breakfasts and group activity functions. For the last two years the business has been run on a 'lifestyle basis' with reduced catering and opening times to suit the owners personal circumstances therefore no trade is implied or warranted. The property is reluctantly offered on the open market due to health reasons.

The Plough represents an exceptional opportunity for new owners to further grow the business and capitalise on the excellent reputation the pub has achieved and maintained as a destination eatery.

No direct approach to be made to the business, with all communications directed through Sidney Phillips. Viewing strictly by appointment only.



## TENURE & PRICE

**FREEHOLD £295,000** to include fixtures and goodwill. Stock and bar glassware at valuation in addition.

**Note: An element of the inventory are personal effects of the vendor and are not included in the sale and will therefore be removed. These include some items of furniture, pianos, pictures and memorabilia and some loose kitchen effects.**

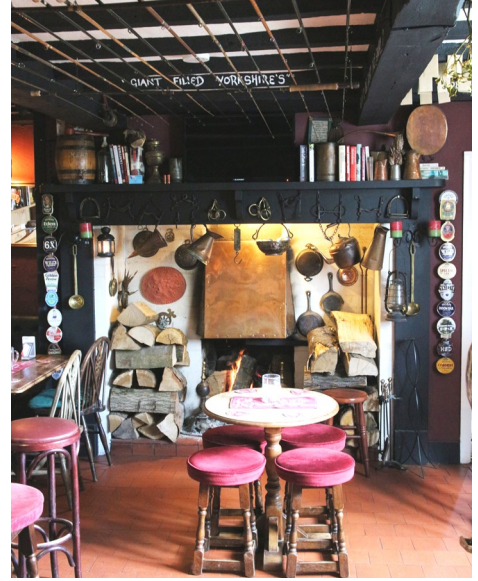
**Note: The purchaser will be required to take over the existing broadband and telephone contract with Plusnet.**

## LICENCE

The Premises Licence allows the sale of alcohol between 9.00 am and 12 midnight Monday to Friday, 9.00 am to 12.30 am Saturday and 9.00 am to 11.30 pm on Sundays.

## SERVICES

Mains electricity, water and drainage. LPG gas used for cooking and heating.



More energy efficient



**A** 0-25

**B** 26-50

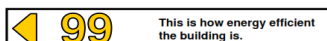
**C** 51-75

**D** 76-100

**E** 101-125

**F** 126-150

**G** Over 150



EPC Reference: 0190-0231-2040-4524-7002

CONSUMER PROTECTION FOR UNFAIR TRADING REGULATIONS 2008 & BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008 – These particulars are provided only as a general outline of the property and buyers should make their own enquiries to satisfy themselves as to the accuracy of the information given. Neither we nor any person in our employment has authority to make, give or imply any representation or warranty regarding this property. Room sizes and other measurements and capacities quoted are estimates for rough guidance only. Accurate measurements have not been taken.

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