



The Milbury's

South Downs Way, Beauworth, Hampshire, SO24 0PB

Freehold £1,250,000

- Located in South Downs National Park
- Substantial detached free house in 2 acres
- Five trade areas (120)
- Gardens (120) & car park (40) & paddock
- Potential to add up to five letting bedrooms
- Superb hands-on or managed house opportunity
- Potential to add residential dwellings in addition

Ref: 19233

01892 725900

southeast@sidneyphillips.co.uk

SP **Sidney
Phillips**



LOCATION

The Milbury's is situated in the village of Beauworth, in the City of Winchester District of Hampshire. The village lies approximately 8 miles east of Winchester, nestled in the South Downs National Park. The area is a popular destination for cyclists and walkers as well as tourists to Marwell Zoo, Hinton Ampner and the city of Winchester.

Beauworth lies a short drive from the M3 Motorway which provides easy road access between London and Southampton. Furthermore the A31 provides access to Farnham and Guildford. Mainline railway services are available from Winchester with services to Southampton, Basingstoke and Clapham Junction.

The Milbury's occupies a large and notable Grade II Listed public house situated on a crossroads along South Downs Way. This two-storey property is understood to date back to the mid-eighteenth century and is of brick construction under a pitched tile roof. The property retains much charm and many original features and can be considered a truly quintessential British country pub, set in approximately 2 acres of land. The property is listed as an Asset of Community Value.

TRADE AREAS

Entrance from the front of the property via a lobby with male and female WCs offset.

The lobby in turn provides access to the bar which is presented in a traditional manner with carpeted and stone flooring, two brick fireplaces, exposed timbers and exposed brickwork. The bar is serviced by a wood built bar servery with waiter area behind. The bar currently provides seating for 22 with a further 6 sat at the bar.

Leading through the bar is access to a snug/restaurant which houses a unique 300ft deep well and 250 year old turning wheel and brick bread oven. This restaurant area is presented with stone flooring and is capable of providing seating for 18.

Leading to the rear of the property there is a skittles alley with stripped wood flooring and seating for a further 28.

Also offset from the entrance lobby there is access to a further restaurant area with stripped wood flooring and various antiques. This area is currently configured to provide seating for 26.

Furthermore, there is a further dining area with seating for 38. This carpeted trade space is presented with exposed timbers and part panelled walling. Offset and male and female WCs.

Centrally located within the property there is a large trade kitchen equipped with stainless steel sinks and commercial dish washer, hot pass, upright stainless steel freezer, 3 commercial microwaves, grill, chargrill, 6 burner range cooker, convection oven, extractor, chest freezer, 2 upright fridges, deep fat fryer, further chest freezer and bain marie. Offset there is a dry/linen store.

The property is serviced by a basement cellar. To the rear of the property there is a plant room which also provides access to the flat.

OWNERS ACCOMMODATION

Private owners accommodation comprising of living room, dining room, kitchen, double bedroom, bathroom, office, two en-suite 'B&B' rooms and two attic rooms, suitable for conversion to up to five letting bedrooms.

Furthermore there is a one bedroom flat to the rear of the property with double bedroom, living room and bathroom. , which could well be utilised as a staff accommodation or a holiday let.

EXTERNAL

To the front of the property there is a trade car park with space for 35-40 vehicles. The front of the property also houses an attractive and manicured trade garden with seating for 120 patrons.

To the rear of the property there is a private garden and yard area.

To the side is a sizeable paddock area measuring in the region of 1.4 acres, which is often used to hold events.

THE BUSINESS

Our clients have owned and operated The Milbury's since 2006 and now wish to sell their freehold interest in order to retire. The business is popular with cyclists, walkers and destination diners. The business operates as a traditional British Country pub. The business often holds events for enthusiasts such as car clubs and motor bike rallies.

Trading information will be supplied to serious interested parties following a formal viewing.

We are of the opinion that The Milbury's would suit a 'hands on' operator or managed style alike. The business would suit a range of concepts to suit a new owner, who could also incorporate letting five bedrooms into the owner's accommodation area.



TENURE & PRICE

FREEHOLD £1,250,000 to include fixtures, fittings and goodwill. 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.

LICENCE

A full Premises Licence is held.

SERVICES

All mains services are connected.

Rateable Value: £6,750

PLANNING

It is our understanding that a positive Pre-Application has been received for the erection of two residential dwellings on the paddock area, as well as conversion of the skittle alley into a three bedroom house. Further details can be provided on request.



BUSINESS MORTGAGES 01834 849795

We can help with arranging funding for your purchase of this or any other business.

UTILITY HELPLINE 01432 378690

Some of our clients have saved as much as 46% off their gas and electricity bills with our impartial price comparisons

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.

Sidney Phillips Limited, Shepherds Meadow, Eaton Bishop. Hereford, HR2 9UA Registered in England and Wales: No. 2362635