



Live & Let Live

Bringsty Common, Bringsty, Worcestershire WR6 5UW

Tenure: Freehold

Price: Offers Around £850,000

Ref: 22

SP Sidney
Phillips

Leisure & Hospitality Specialists



Key Features

- Outstanding location overlooking 220 acres of wooded common land
- Grade II listed, 16th century thatched property
- Garden and car park set in around one acre
- Separate three bedroom detached cottage
- Two part constructed extensions providing three letting bedrooms and extended dining facilities
- Two storey, one bedroom possible Airbnb or managers' accommodation

Location

The property enjoys an outstanding rural setting overlooking Bringsty Common, which covers more than 220 acres of varied landscape, offering a striking contrast between the open sweeping slopes and the intimate, almost hidden valleys and woodland.

It is located on the Herefordshire/Worcestershire border, just off the A44, three miles to the east of Bromyard and nine miles to the west of Worcester.

The Property

The Live & Let Live, a Grade II listed property, is reputed to date from the 16th century, being of oak beam and brick construction beneath a pitched, thatched roof. It enjoys a wealth of character that can only be fully appreciated upon entering the property.

In recent years, it has undergone a large scale, sympathetic development programme and is now presented in very good order. It offers ground and first floor trading areas with a commercial kitchen, cellar, trade gardens and car parking. In total, the plot is just over 1 acre approximately.

The business is currently operating three days a week: Friday, Saturday and Sunday.

The property is more briefly described as follows:



Trade Areas

Entrance porch leading into the stepped level 'L' shaped TRADING ROOM split into two areas: UPPER LEVEL in two sections, seating 40, with heavily beamed walls and ceiling, and flagstone and quarry tiled floor. Underfloor heating. Feature inglenook fireplace with log burner.

Steps down to the LOWER LEVEL, also of immense character, seating 16. Exposed beam and brick walls, heavily beamed ceiling and flagstone floor. Feature fireplace with wood burner. Stepped level, wood and brick constructed SERVERY.

CATERING KITCHEN of good size with stainless steel extraction hood. Nonslip floor and part tiled walls. A selection of commercial catering effects and equipment. LADIES', GENTLEMEN'S and ACCESSIBLE TOILETS.

On the first floor is a three section RESTAURANT seating 40. The room is full of character with a heavily beamed ceiling to the thatched roof and part exposed lath and plaster wall. Thick, exposed wooden floorboards. Two feature fireplaces, one with wood effect gas fire.

BASEMENT with FREEZER STORE. CELLAR.

Extension

Attached to the pub is a two-storey extension which has not yet been completed. It is to provide a further restaurant area at ground floor and three letting bedrooms at first floor.

External

Lawned GARDEN to the front with seating for 60+ . There is a CAR PARK to the side and, to the front of the property providing car parking for 40+ vehicles, and more if it was to be further landscaped. In total the plot extends to approximately just over an acre.









Cottage

There is a separate detached two-storey three-bedroom cottage included with the sale of the pub. It stands opposite, and slightly to the rear, and is arranged as follows:

Ground Floor: Attractive kitchen with tiled floor throughout, modern fitted kitchen units. Separate seated lounge area. Large utility room off. Off the entrance hallway is a WC. Large domestic lounge with patio doors to one end commanding views over the stunning adjacent countryside.

First Floor with commanding views of the countryside: Large double bedroom with built-in wardrobes and en suite shower room. Bedroom 2 (double), bedroom 3 (double), family bathroom with wash hand basin, WC and bath with shower over.

Airbnb

Attached to the cottage and part of the original old barn is an area which is in the process of being converted to a one-bedroom Airbnb. At ground floor there is to be a large living room with kitchen area and at first floor a double bedroom with access onto an existing balcony. Separate family bathroom.



The Business

Since opening after Covid, the business has only operated three days a week: Friday to Sunday. In May 2023, due to a sudden family illness, the business closed, reopening again in August 2025.

The last completed years' accounts, when the business was trading, were to 31 January 2023 and show sales net of VAT of £194,286 with a gross profit of 86%.

The business always closes in January and February for a winter break.







Tenure & Price

FREEHOLD OFFERS AROUND £850,000 to include fixtures and fittings.

No direct approach to be made to the business; please direct all communications through Sidney Phillips.

Viewing strictly by appointment only.

NB: The owners' builder, who has done all the renovation and extension work since 2005, would be happy to provide the new owner with a quote for any building work required.

Licences

A full Premises Licence is held permitting the sale of alcohol:

Monday to Thursday: 11:00—23:30

Friday to Saturday: 11:00—00:30

Sunday: 11:00—22:30

Services

Mains water and electricity are connected.

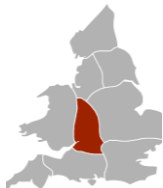
On-site private drainage (BioDisc system).

LPG.

Local Authority: Herefordshire Council – 01432 260000.

Rateable Value: £8,100 from 1st April 2026.





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