



Ye Olde Inn

Camrose, Haverfordwest, Pembrokeshire. SA62 6HY

Freehold £350,000

- Village Pub & Restaurant
- Property set in approximately 4.5 Acres
- Lounge Bar & Dining Room
- Additional Restaurant/Games Room with access to Garden
- Three Bedroom Owners Accommodation
- Trade Gardens, Car Parking, Paddock and Woodland

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LOCATION

Haverfordwest is the administrative centre for Pembrokeshire and one of the principal towns of the region. The area is renowned for its Coastal National Park and large number of holiday resorts, camp sites, holiday homes and tourist attractions. The pleasant village of Camrose is located just under four miles north of Haverfordwest when following the B4330 from the town. The public house can be found just before the village, set beside the B4330 within beautiful Pembrokeshire countryside and enjoying panoramic views.

Ye Olde Inn is a detached property which appears to be constructed mainly of stone and brick with rendered and colourwashed elevations under pitched slate roofs. The premises offer three ground floor trading areas with three bedroom private accommodation above. The property sits within large grounds of approximately 4.5 acres and enjoys good outside trading areas to the side and rear of the property, with ample parking. With the spacious grounds there is scope to enhance the trade, subject to planning permission, with potential camping. We are advised the barn previously had planning permission granted for development to a holiday let, which has now lapsed.

TRADE AREAS

Attractively furnished PUBLIC BAR with exposed boarded floor, part tongue and groove panelled walls. Assorted traditional seating for up to 30 customers. Fireplace with cast iron solid fuel burner. Counter to CENTRAL BAR SERVERY having panelled front. DINING ROOM with carpeted floor, vaulted ceiling and roughcast plastered emulsioned walls. Fireplace with stone surround, quarry tiled hearth and ornate European circular cast iron burner (not currently in operation). Traditional dark framed seating for 24 customers. Counter to central bar servery with exposed antique brick front. Inner hallway to LADIES & GENTLEMENS TOILETS.

On level BEER CELLAR with delivery access from the side of the premises. Good sized two-section KITCHEN having Freezer Room/Dry Store. The main kitchen has a tiled floor, fully tiled walls, extraction canopy and a good selection of catering effects and work surfaces.

Adjacent to the kitchen is a small RESTAURANT having boarded floor and beamed walls and ceiling. This area is not currently in use, but when furnished can seat approximately 24 diners, although our clients were considering converting this room to a games room/lounge. Double glazed patio doors which provide direct access to the rear trade garden.

OWNERS ACCOMMODATION

FIRST FLOOR : Good size LOUNGE with boarded effect floor, beamed ceiling and fireplace with stone surround. BEDROOM 1 (double). BATHROOM with wash basin, WC and bath with shower over. KITCHEN with fitted units and sufficient space for a dining table.

BEDROOM 2 (double), BEDROOM 3 (double).

EXTERNAL

The gardens and grounds are a feature of the pub. They extend to approximately 4.5 acres and include pastureland, woodland and some river frontage.

Directly to the rear is a lawn and PATIO BEER GARDEN AREA having pizza oven and barbeque section with gas fired hot plates. Bench seating for 30. To the side is the slabbed patio with seating for 30. Timber constructed smoking solution. To the side is a hard standing CAR PARK with space for 20 vehicles. Further gravelled overflow parking for approximately 10 vehicles.

THE BUSINESS

Since purchasing in 2015 the owners have traded as a traditional country pub. In recent years they have decided not to employ additional staff and operate it themselves, curtailing the trade to suit their requirements. They currently trade 3.00 pm until 9.30 pm Monday to Thursday, 3.00 pm until 10.30 Friday, 2.00 pm until 10.30 pm Saturday and 12.30 pm to 9.30 pm on a Sunday. Food is offered between Wednesday and Sunday lunch. At present the business is achieving sales just below the VAT threshold at approximately £85,000 per annum.

There is undoubted scope to increase the opening hours and push the business forward. Also to introduce some camping or outdoor activities on the paddock and woodland to the rear of the property.

TENURE & PRICE

FREEHOLD £350,000 to include fixtures, fittings and goodwill (some personal items will be removed from the trading area). 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.





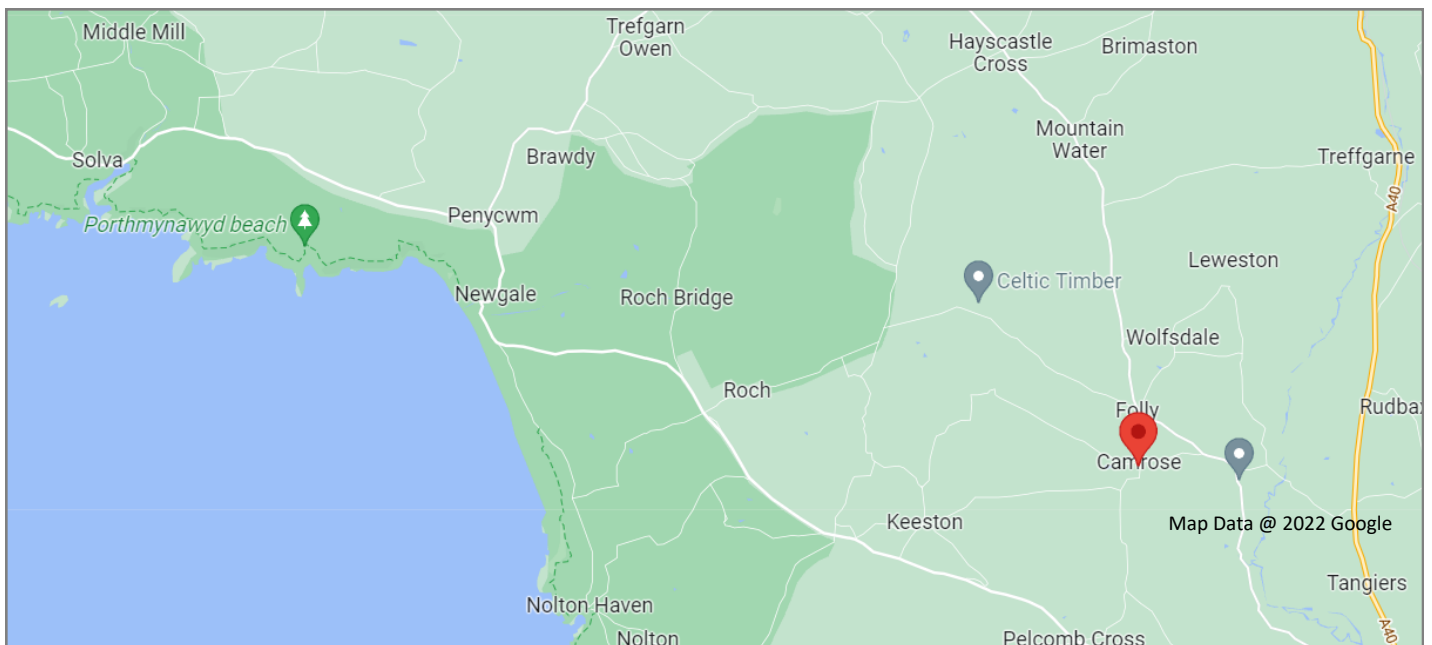
LICENCE

Under the terms of the Premises Licence the business is permitted to retail alcohol between 9.00 am and 12.00 midnight Monday to Thursday, 10.00 am and 12.30 am Fridays and Saturdays and 12.00 noon and 11.00 pm on Sundays.

SERVICES

Mains electricity and water are connected
Septic tank drainage
LPG gas central heating and cooking

Pembrokeshire County Council
Telephone 01437 764551



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EPC Reference:

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