



Carts Bog Inn

Langley-on-Tyne, Hexham, Northumberland, NE47 5NW

Tenure: Freehold offers in the region of **Price:** £475,000 **Ref:** 96489

SP Sidney
Phillips
Leisure & Hospitality Specialists



Key Features

- Beautiful North Pennines location
- Detached, freehold property
- Main bar & games room (30)
- Two-section seating area (46)
- Two bedroom owners' accommodation
- Sizeable trade garden (50+) & car park (30)

Location

Langley-on-Tyne is a small hamlet in Northumberland, situated in the North Pennines Area of Outstanding Natural Beauty. Langley, as it also known, is located approximately eight miles west of Hexham and three miles south of Haydon Bridge and the River South Tyne.

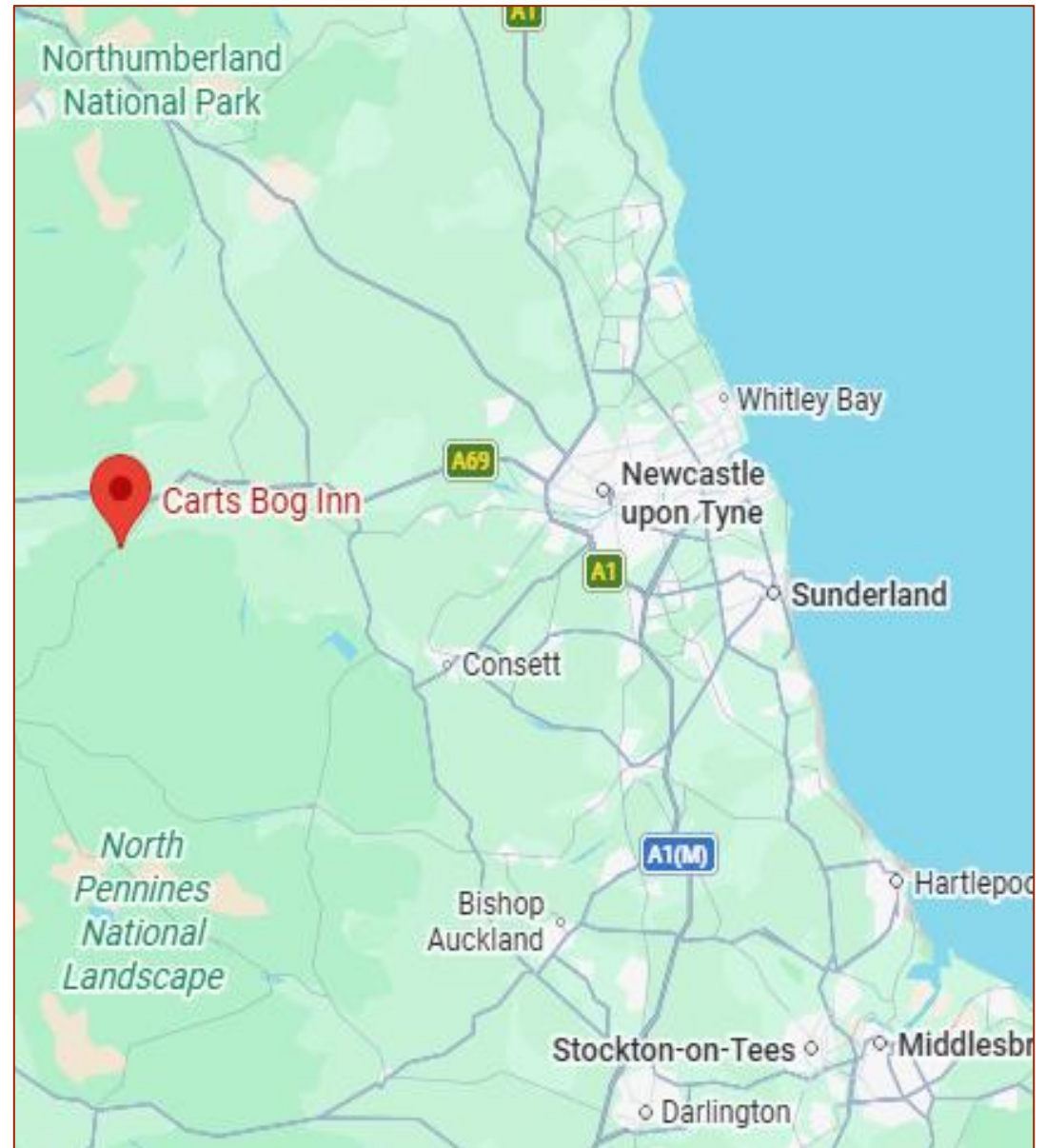
The area is popular with tourists who enjoy its many attractions including Langley Castle, a Grade I listed medieval tower house, and National Trust Allen Banks & Staward Gorge, 194 acres of ancient woodland and Victorian gardens in a gorge of the River Allen. The ruins of Staward Peel, a medieval peel tower, stand on a promontory above the gorge. Northumberland National Park, Hadrian's Wall, The Lake District and the historic towns of Carlisle and Hexham are also easily accessible from Langley.

Langley lies on the A686 which connects Alston in the south to the A69 in the north. The latter provides access to the national motorway network.

The Property

The Carts Bog Inn is a detached, stone property over two storeys to the main, under a pitched slate roof. The property dates back to 1775 and was originally built as a coaching inn. The name 'Carts Bog' is believed to have come about as a consequence of the carts carrying minerals from Alston Moor's lead and silver mines getting stuck in local bogs. The coaching inn was opened to offer the carters warmth and a hearty meal.

The property is beautifully appointed throughout and has stunning, panoramic country views. It briefly comprises:



Trade Areas

GROUND FLOOR

MAIN BAR with a central, wood constructed **BAR SERVERY** which is well equipped with a wooden back bar and Altro flooring. The trade areas have carpet flooring, exposed ceiling timbers and an interconnecting brick fireplace with coal fire. The bar has seating for 20.

GAMES ROOM with carpet flooring, wood panelled walls, a darts throw and a pool table. The games room has seating for 10.

DINING AREA with loose and fixed bench seating for 26. Serving hatch off the main bar. Exposed brick walls and an interconnecting fireplace. The **UPPER SEATING AREA** (an old byre) has carpet flooring, exposed ceiling timbers and beams, decorative beer kegs, exposed stone walls and seating for 20.

LADIES' & GENTLEMEN'S TOILETS.

Good sized **KITCHEN**, fully equipped with appliances and effects. Separate store/refrigeration room. On level **CELLAR** and large storeroom.

Owners' Accommodation

FIRST FLOOR

KITCHEN/DINING AREA. **SITTING ROOM** with brick fireplace and dual aspect windows. **MASTER BEDROOM.** **DOUBLE BEDROOM.** **SHOWER ROOM.**

External

Enclosed/gated **BEER GARDEN** with picnic style benches for 50+. Private driveway for three vehicles. Sizeable **CAR PARK** to the front of the building to accommodate approximately 30 vehicles.





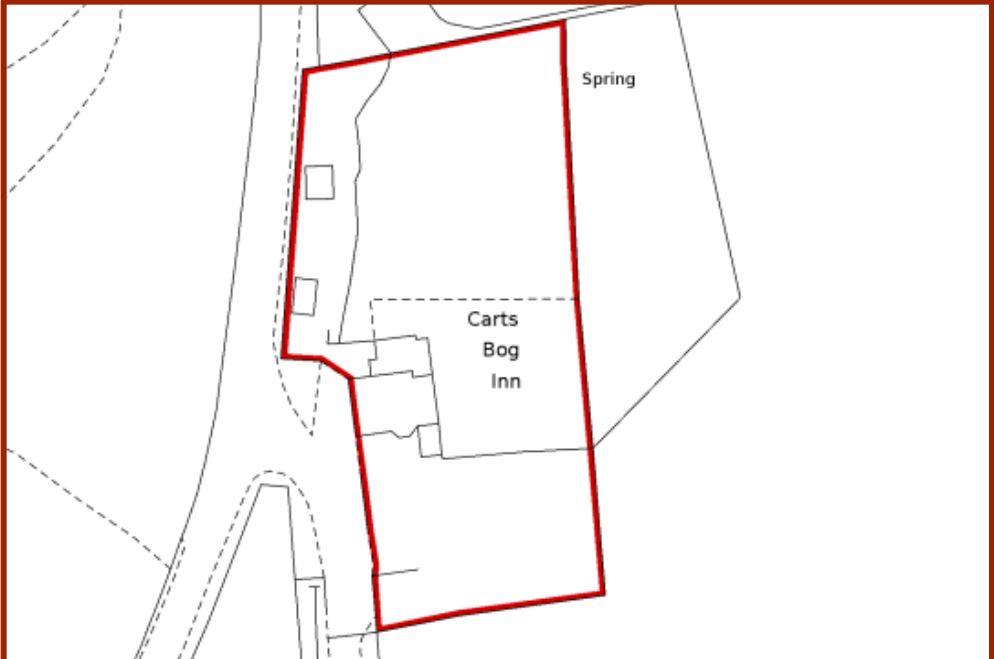
The Business

The Carts Bog Inn is a traditional country pub with a relaxed atmosphere in a stunning, rural location. It is renowned throughout the region for its fine food which is locally sourced; its 'Bog Pie' and its Sunday roasts are firm favourites with locals and visitors alike.

The public house is popular with tourists visiting the area's attractions and is well supported by the local community. It hosts local farming events, festivals (including Bogfest) and also accommodates wedding receptions. The business offers potential for increased sales through the introduction of glamping/camping and by offering the current owners' accommodation as a holiday let (subject to the relevant planning permissions). The business has its own website www.cartsbog.co.uk

No trading information is available and prospective purchasers will need to reach their own conclusions as to the potential trade and profitability which can be enjoyed at this outlet.







Tenure & Price

FREEHOLD OFFERS IN THE REGION OF £475,000 to include 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 for the retail of alcohol. Current opening hours:

Monday and Tuesday – closed

Wednesday and Thursday – 6pm to 10pm

Friday 5pm to 10pm

Saturday 12 noon to 10pm

Sunder 12 noon to 6pm

Services

Mains electricity, spring water supply and septic tank drainage.
LPG gas for kitchen. Oil-fired central heating.

Rateable Value: £11,250 as at 1st April 2026.

Local Authority: Northumberland County Council.



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