



## **Rose & Crown**

Longburton, Sherborne, Dorset, DT9 5PD

**Freehold £595,000**

- Award winning freehold. 14th Century thatched
- Wealth of character with exceptional facilities
- Main bar (24) with flagstones and inglenook
- Beamed barn style dining room (34)
- Snug (20). Skittle alley (50). Owners flat. Car park (22)
- Self contained holiday cottage with private garden and hot tub
- Large patios with covered seating and spacious garden

Ref: 88788

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## LOCATION

The Rose & Crown is a detached picturesque Dorset village freehouse which in parts dates from the 14th Century. The property stands beside the A352 approximately 3 miles south of the Dorset Abbey and private school town of Sherborne. The A352 links Sherborne to the county town of Dorchester. Longburton has a population approaching 500 people with Sherborne having a population in the region of 9,000 people and Dorchester over 19,000 people. This is a highly regarded area, with the National Trust village of Cerne Abbas (famous for its chalk hillside giant) and the village of Minterne Magna also being on the A352, to the side of which is Minterne House and its Himalayan Gardens.

The Rose & Crown is a historic Dorset freehouse which has been sympathetically extended in recent years adding the exceptional barn conversion style restaurant at the rear.

## TRADE AREAS

The FRONT BAR comprises the oldest part of the property and has fine flagstone floor and deep inglenook fireplace with inset log burning stove. Furnishings include mellow wood tables, settles, chairs and benches seating 24. Bar servery with polished top, broad plank faced and part stone service counter.

An inner SNUG seats 20 and has a mellow oak style floor, rustic brick inglenook, designer decor, oak tables and mission style dining chairs.

The SKITTLE ALLEY has a fine light polished wood skittles playing surface and side seating area. The side area is carpeted with the skittle surface also having a removable carpet to enable this to be used as a function room.

The DINING ROOM is a particularly attractive area being presented to a barn conversion style with heavily beamed apex ceilings, wood effect flooring, rustic wood table and fabric chairs. Seating for over 34 diners.

KITCHEN with safety floor covering, equipped with a good range of equipment including brand new Rational oven.

LAUNDRY ROOM. CLEANING CUPBOARD.

GROUND FLOOR BEER CELLAR.

REAR ENTRANCE HALL with LADIES AND GENTLEMAN'S and DISABLED TOILETS.

## OWNERS ACCOMMODATION

- Feature LOUNGE with exposed 'A' beam
- 2 x DOUBLE BEDROOMS (one having a fireplace)
- SHOWER ROOM
- DOMESTIC KITCHEN

## HOLIDAY COTTAGE

Self contained well kept holiday cottage comprising; a FAMILY ROOM with EN SUITE SHOWER ROOM, LOUNGE (with sofa bed) and KITCHEN. The cottage also has a ENCLOSED PRIVATE GARDEN with HOT TUB.

## EXTERNAL

GARDEN BAR with shutters for Summer service. Walk in cold room.

The main GARDEN is lawned with a part picket fence around furniture including tables and chair sets.

PATIO with trellis, tables and bench seats.

TARMAC CAR PARK for 22 vehicles.

## THE BUSINESS

In the present ownership since 2016, the Rose & Crown combines being a popular village free house also benefiting from the position on the A352 and being close to Sherborne.

The Rose & Crown won 2021 CAMRA Pub of the Year and is also home to 10 skittles teams. We are advised that the turnover is in the region of £300,000 per annum net of VAT, with a trade split of 60% food 40% wet.

## LICENCE

A full Premises Licence is held.

## SERVICES

Mains water, electricity and drainage.

Bulk LPG gas supply. Propane gas fired central heating from two boilers.

**Rateable Value:** £14,850

**Local Authority:** West Dorset Council



## TENURE & PRICE

**FREEHOLD £595,000** 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.



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