



The Tippling Philosopher

High Street, Milborne Port, Dorset, DT9 5AQ

Freehold £430,000

- Somerset/Dorset border village
- 16th century character traditional freehouse
- Bar, Snug, Skittle Alley/Function Room
- Four bedroom Flat (3 with ensuite facilities)
- Car Park, Patio, Garden and potential Letting Cottage
- Well established trade

Ref: 1757

01460 259100

southwest@sidneyphillips.co.uk

SP Sidney
Phillips



LOCATION

The Tippling Philosopher is Grade II listed and occupies a prominent trading position on the High Street (A30) of this historic Somerset/Dorset border village. Milborne Port has a population of around 3,200 people and the village includes a convenience store, doctor's surgery, pharmacy, butcher's, health centre and school. This is an attractive village, just two miles southeast of the Dorset Abbey town of Sherborne, with many fine stone period properties.

Sherborne is hugely desirable and has a population of approximately 9,500 people. It benefits from a station on the West of England Main Line, with trains running to London Waterloo and the West Country. The centrepiece of the town is Sherborne Abbey which dates from 705 AD and neighbours some highly acclaimed independent schools.

The Tippling Philosopher dates from the 16th century and takes its name from the brilliant scientist, chemist and philosopher, Robert Boyle, who lived here between 1627 and 1691.

TRADE AREAS

GROUND FLOOR

Front and side entrances into the MAIN BAR comprising two interconnecting areas and featuring two fireplaces, one having an inset iron log burning stove. Wood effect flooring, part flagstones and overhead beams. Traditional wooden bar tables and chairs. Pine panelled BAR SERVERY COUNTER with back bar display. A rear SNUG with iron fireplace, posour furniture and wood effect flooring.

Hallway to the SKITTLE ALLEY/FUNCTION ROOM with polished floor and feature stone walls. POOL ROOM with mullion stone fireplace with dual fuel burner, and wood effect floor.

CATERING KITCHEN with safety floor covering and a good range of stainless steel equipment. LADIES' and GENTLEMEN'S TOILETS.

Hard wired fire and smoke detection system, self-monitoring intruder alarm. CCTV covering all main areas, including car park.

ACCOMMODATION

FIRST FLOOR

There are FOUR LARGE DOUBLE BEDROOMS, three with ensuite facilities which can easily be used as separate letting rooms with potential for extra income. LARGE SITTING ROOM.

EXTERNAL

Tarmac CAR PARK with space for 12 vehicles. External timber shelter with heating and a further gazebo with seating and lighting, between which is a GARDEN with table and bench sets. NEW OUTBUILDING accommodating BEER CELLAR, LAUNDRY ROOM and storage.

PLANNING

There is a stone outbuilding which has planning permission for conversion to a holiday cottage with potential to create more income. Planning Reference: 18/01506/LBC.

THE BUSINESS

In the present owners' hands since June 2010, The Tippling Philosopher has developed as a popular local community freehouse which also benefits from its position on the A30 and being so close to Sherborne. The Tippling Philosopher, still known as 'The Tippler' (The Ale Maker), has a fascinating history which is detailed on the board above the bar servery and on many websites including www.tipplingphilosopher.com. The pub is known for its ever changing range of cask ales. The business is supported by house sports teams. Turnover is currently in the region of £240,000 per annum, excluding VAT, about 75% of which is generated from wet sales. The business is currently run on reduced hours, to suit the owners.

We are of the opinion that there is scope for new owners to develop the business further, particularly increasing trading hours and converting the stone outbuilding to a holiday cottage to create another income stream.

TENURE & PRICE

FREEHOLD £430,000 to include fixtures and 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 for the supply of alcohol, late night refreshment and provision of facilities for music and dancing. Permitted hours 10:00 - 00:00, seven days a week.

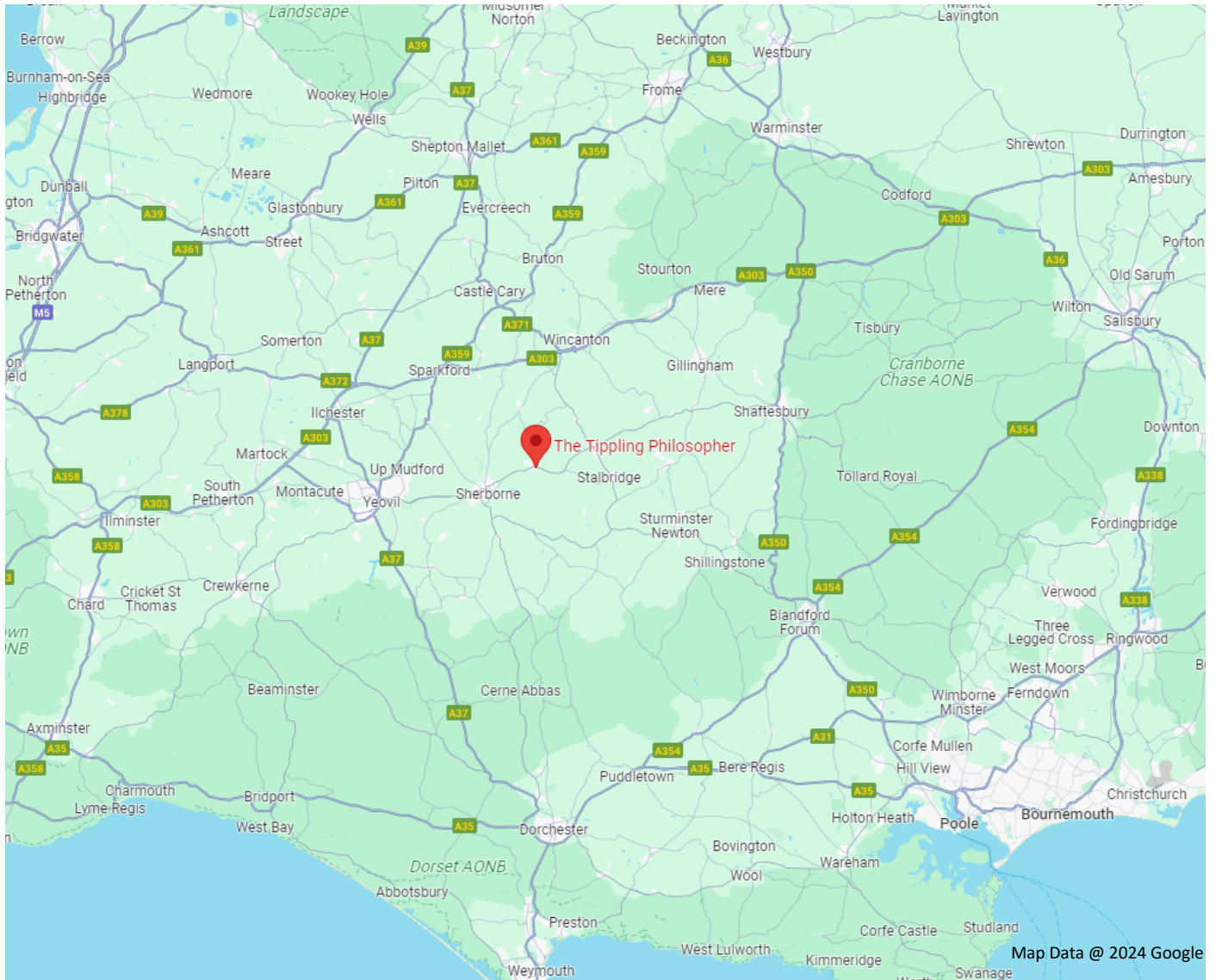
SERVICES

All mains services are connected.

LOCAL AUTHORITY

Somerset Council
County Hall
The Crescent
Taunton
TA1 4DY
Tel: 0300 123 2224

Rateable Value: £6,000 (at 01 April 2023)



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.