

# Rose & Crown

Ref No: 3569

Bower Hinton, Martock, Somerset, TA12 6JY



Delightful Traditional Freehouse Located in Desirable Somerset Village

Character Trading Areas with Welcoming Atmosphere

Less than Half a Mile from the A303 London to Westcountry Link Road

Well Appointed 3 Bed Owners Accommodation

Ideal Husband & Wife/Couple Lifestyle Business

£299,950 Freehold

Interested in this property?

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## LOCATION

Bower Hinton, located near Martock, is a picturesque hamstone village situated in South Somerset. The village has a thriving community and is very accessible being less than half a mile from the busy A303. The larger commercial centres of Yeovil (20 mins) and Taunton (30 mins) are easily accessible by road and the quaint historic abbey town of Sherborne with its castle ruins is within easy reach (14 miles). There are also mainline railway stations at Yeovil (London Waterloo is about 2 and a half hours) and Castle Carey, (London Paddington about 95 minutes). The surrounding rolling countryside is a beautiful place to live and work and provides easy access to a host of visitor attractions, historic sites and places of interest. The south coast is less than a 40 minute drive from the pub.

## DESCRIPTION

An attractive, traditionally built hamstone end of terrace property under a pitched slate roof with further extensions to the side and rear. The property comprises a main trading area with pool/sports rooms off and a skittle alley to the rear. There is also a car park to the rear and outside trading areas to both front and back with a pleasant 3 bed owners flat above.

The property comprises:-

### ENTRANCE PORCH

Leading to

### MAIN BAR

Traditionally decorated and carpeted with timber tables and spindle backed chairs providing circa 25 covers. Centrally positioned timber topped and fronted Bar Served with back bar fittings, 2 x bottle fridges, point of sale electronic till. Focal stone fireplace with electric cast iron burner. Wall mounted TV over. Through to

### 'SNUG' AREA

Continued in the same style. Carpeted and Bar Served counter with seating for circa 12.

### LADIES CLOAKROOM

WC, wash hand basin and vanity unit. Tiled walls and laminate floor.

### POOL ROOM

Traditionally decorated and carpeted with centrally positioned pool table. Bench seating to perimeter and wall mounted flat screen TV. Part exposed stone wall to far end. AWP.

### GENTS CLOAKROOM

WC, 2 urinals, wash hand basin, tiled floor and walls.

### SKITTLE ALLEY

Situated at the rear of the property with raised section to the rear. Skittle equipment.

### FREEZER ROOM

### KITCHEN

With a range of domestic units, double deep fat fryer, hob, fridge, 2 microwaves, toaster, double sink, wash hand basin and extraction.

### BOILER ROOM

### BEER CELLAR

Situated in the basement and temperature controlled.

### FIRST FLOOR

### LIVING/DINING ROOM

### 3 DOUBLE BEDROOMS

### FAMILY BATHROOM

With WC, wash hand basin, bath with shower over.

Storage under the eaves. Door out to:

### FLAT ROOF

Used as a private terrace.

### OUTSIDE

Seating at a number of pub benches to the front and rear of the property.

### CAR PARK

Situated to the rear.

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## GENERAL INFORMATION

### RATEABLE VALUE

We have been informed by the local billing authority that the following Rateable Value applies:

2023 List: £3,250.

**Please note this is not Rates Payable.** Interested parties are advised to contact the Local Billing Authority, Somerset District Council.

### BUSINESS

The Rose & Crown is a lovely traditional village inn situated in a desirable community and is at the heart of village life. The pub is run by an owner couple who trade the pub at their own pace giving a warm welcome to locals and visitors alike, offering home cooked traditional pub food and a calendar of regular events including live music. The pub has both Sky Sports and BT Sport on the big screen and is therefore a popular place to come and watch any live sporting event. The Rose & Crown also has a number of skittle and pool teams and regularly hosts a number of local sports teams. The pub currently trade Tuesdays - Fridays 12 - 2:30pm and 5- 11pm. Saturday and Sundays, 12pm till close. The business closes all day on a Monday.

Sunday roasts are particularly popular and are priced at £8.50 with a choice of two meats and all the trimmings, or £12.50 including dessert. The Rose & Crown also offers a wide range of local ales with regular guest ales and a good selection of beers, spirits and soft drinks.

The business is run very much as a lifestyle operation at present, however both hours and revenue could be increased considerably under a new operator. Further trading information will be provided to bona fide interested parties following a formal viewing arranged through Bettesworths.

### SERVICES

We have been informed the premises are connected to all mains services.

### INVENTORY

To include furnishings and equipment as per an inventory to be supplied, but excluding the owners personal effects.

### STOCK

Wet and Dry stock in trade and Bar Glassware will be taken over by the purchaser at valuation on the day of completion.

### VIEWING

Viewing is highly recommended and can be arranged by prior appointment with the Agents, Bettesworths. tel. 01803 212021

### EPC RATING: E



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[www.bettesworths.co.uk](http://www.bettesworths.co.uk)  
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