



£695,000 Freehold



Bold Forester
Forester Road
Soberton Heath
SO32 3QG

- 18th Century Inn
- Detached Three Bed House
- Large Trading Area
- Free House

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“Jeffries are delighted to present an amazing opportunity to purchase this well known and established 18th Century Public Free House. The public house has extensive bar areas with a large games room and Public bar, Lounge bar area and additional Dining area formally the Snug. With living accommodation to the first floor and unusually a separate tied detached three bedroom, two bathroom house within the public house grounds. In addition ample parking via two car parking areas and sunny public garden area.”

Matt Spacey, Branch Manager, Fareham and Portchester

Early records of this Grade II listed public house go back as far as 1705. Over three hundred years on, the Bold Forester is now and has been for many years a well known successful established public house welcoming both local and distant trade to its doors. For sale due to retirement is the public house freehold, surrounding grounds and tied house. The business currently trades mainly on wet sales, although with the location and space available this could, in the right hands, become a well established eatery and public house.

The ground floor area of the public house is vast and provides firstly a very large public bar, pool/billiards and games room with the first of two sets of customer toilets, this having been sympathetically extended in 2007. This flows onto a separate good sized lounge bar very much the hub of the public house and in turn then takes you through to the Dining Room with large open fireplace which originally formed the basis of the snug. This is also where the second set of customer toilets are located. The layout is such that all areas can be accessed through each other with the added benefit of being able to access them all independently, also from the outside. This very much would be an advantage to perhaps a future separate restaurant and drinking area. At present, in addition to the public spaces on the ground floor is a commercial kitchen, cellar and dry store room all of which are accessible independently of the public entrances.

To the first floor are three bedrooms, a lounge and bathroom facilities providing what was once the owner's accommodation. However with the separate owner's accommodation now available, this opens up the possibility of perhaps bed and breakfast or a small boutique style establishment providing additional income.

A unique feature of this sale is the detached tied home within the grounds of the public house. The property sympathetically built in 2005 provides excellent family accommodation away from the day to day public house goings on, with three double bedrooms of which one has en-suite facilities, spacious lounge onto a private garden, kitchen and family bathroom.

To the outside of the public house you will find two spacious customer parking areas and a sunny garden for customers to enjoy. As already mentioned the separate home also enjoys a private garden.

The Bold Forester is unique. This current opportunity to purchase such a historic part of the Meon Valley with this vast public house and its associated separate accommodation, combined with the enormous potential contained within could certainly create a thriving business across the hospitality sector.

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