



The Crown Inn, High Street, Lechlade, Gloucestershire, GL7 3AE

Asking Price £400,000

- Grade II Listed former public house
- Garden
- Residential development opportunity subject to planning permission
- Currently with three external letting rooms
- 3556 sq foot approximate area in total

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Dating back to the 16th Century, The Crown is a Grade II Listed former public house, prominently located in the heart of the popular Cotswold market town of Lechlade on Thames.

Closed as a public house in 2024, we are offering the property as a POTENTIAL RESIDENTIAL DEVELOPMENT OPPORTUNITY on a "subject to planning" agreement to be arranged by the prospective buyer.

An application would need to be submitted to Cotswold District Council but we believe a precedent has been set by their permission to allow a residential scheme on the next door former Colleys Restaurant.

EPC rating noted as B



Council Tax Band: B



FRONT BAR

29'0" x 19'0"

Entrance doors. Three windows to the front and one to side, all with window seats. Two fireplaces. Exposed stone walls and timbers. Wood stripped floorboards. Fitted bench seat. Serving bar. Steps to the back bar.

BACK BAR

27'8" x 18'8"

Glazed panel door and window to the side. Door and staircase to first floor. Wood stripped floorboards. Exposed stone walls and timbers. Woodburner. Understairs cupboard. Flagstone floor. Steps back to the serving bar. Steps to the cloakrooms.

KITCHEN

16'10" x 15'11" I shaped

Two windows to the side and two to the rear. Double bowl single drainer sink unit. Tiled flooring. Trap door to the cellar. Half glazed door and sidescreen to a covered storage area.

CELLAR

17'7" x 16'6"

LADIES AND GENTS CLOAKROOMS

There is an inner lobby area leading to the cloakrooms. Cupboard housing a boiler that provides the hot water and also the heating for the first floor.

LANDING

Built in cupboard. Door and staircase to the attic rooms.

SHOWER ROOM

Window to rear. Suite comprising of a shower cubicle, wash basin and low level WC.

ROOM TWO

19'10" x 16'0"

Window to front. Exposed timber. Radiator. Breakfast bar. Dressing room with window to front.

SHOWER ROOM

Suite comprising of a shower cubicle, pedestal wash basin and low level WC.

ROOM THREE

17'11" x 12'0"

Windows to side and rear. Radiator.

KITCHENETTE

Single drainer stainless steel sink unit inset into a rolled edge worksurface with cupboard below. Further fitted units. Tiled splashbacks.

ROOM FIVE

14'5" x 11'11"

Window to front. Radiator. Exposed timber.

ROOM ONE (ATTIC)

24'0" x 14'0"

Exposed timbers (some restricting head height). Woodburner. Loft hatch. Steps to the second attic room.

KITCHENETTE

Single drainer stainless steel sink unit inset into a rolled edge worksurface.

SHOWER ROOM

Suite comprising of a shower cubicle, wash basin and low level WC.

ROOM FOUR (ATTIC)

19'10" x 16'0"

Window to rear and velux to side. Exposed stone wall and timbers. Loft hatch.

OUTSIDE

There is a vehicular access that could lead to what is the beer garden. At the sacrifice of, perhaps, what is termed as the covered area in front of the brewery, off road parking could be provided. The beer garden is gravelled with mature shrub borders.

BREWERY

16'0" x 10'4"

The former Halfpenny Brewery. There is a covered area in front.

THREE EXTERNAL LETTING ROOMS

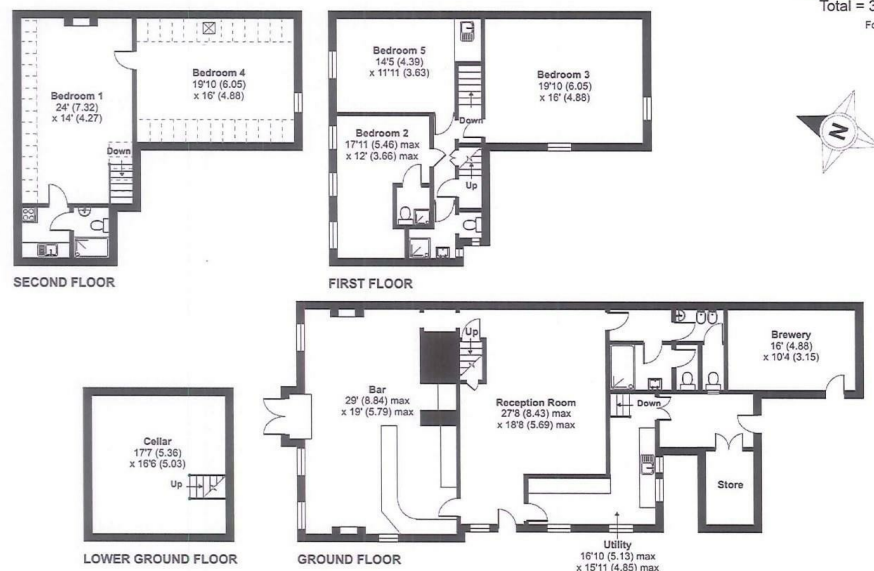
There are three letting rooms beyond the beer garden. These are all double bedrooms with en suite shower rooms. There is a separate boiler providing their hot water.

LECHLADE ON THAMES

Lechlade-on-Thames is a market town at the southern edge of the Cotswolds in Gloucestershire. It is the highest point at which the River Thames is navigable. The town is a popular venue for tourism and river-based activities. There are several pubs, some antique shops, a convenience store, food outlets, a garden centre and a good range of further shops. The 15th century Church of England parish church of Saint Lawrence overlooks the Market Place. The main roads through the town can be busy at peak times as the town is at the crossroads of the A417 and A361. Where the A361 enters the town from the south it crosses the River Thames on Halfpenny Bridge. Another tributary of the Thames, the River Coln, joins the Thames at the Inglesham Round House.

Floor/Site plan 1

Denotes restricted head height



Directions

Viewings

Viewings by arrangement only. Call 01367 250011 to make an appointment.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	