



**A stunning and well-regarded destination character village inn and restaurant with letting rooms, which is presented to an exceptionally high standard throughout and offers a first-class business opportunity in a beautiful and much sought after part of the South West. With 3 high quality ensuite boutique style letting bedrooms, traditional bar and dining area (32+), impressive restaurant (50+), extremely well-equipped commercial catering kitchen, beer garden and alfresco seating areas (40+). Self-contained 2 ensuite double bedroom owner's accommodation with sitting room, kitchen and a private roof terrace. Extremely well presented throughout and offering an impressive multi-faceted business with tremendous potential and with a strong trading history.**

**THE STAG'S HEAD INN  
POUND LANE, YARLINGTON, SOMERSET, BA9 8DG**

**FREEHOLD: £525,000**

**REF: 4848**

Suite B, Castle View Barns, Woodmanton, Exeter, Devon, EX5 1HQ Tel: 01392 201262

Email: [info@stonesmith.co.uk](mailto:info@stonesmith.co.uk) Web: [www.stonesmith.co.uk](http://www.stonesmith.co.uk)

Applicants are requested to make appointments to view and conduct negotiations through the Agents. No responsibility can be accepted for any expense incurred by fruitless journeys. Stonesmith for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. iii) no person in the employment of Stonesmith has any authority to make or give any representation or warranty whatever in relation to this property. The word "property" throughout shall include business and trade contents if appropriate.

## THE PROPERTY

The Stag's Head is a highly impressive character village inn with origins reputedly dating back to the 1840's, with mellow stone walls, beneath a predominantly pitched tiled roof. The Stag's Head has been the subject of fastidious renovation and refurbishment to exacting standards in recent years and has been owned and operated by our clients for the past 6 years. Presented and furnished to a high standard throughout, the inn offers 3 high quality boutique style Ensuite Letting Bedrooms, an attractive Main Bar and Snug Dining Area with approximately 32+ covers, an impressive character Restaurant for 50+ customers, exceptionally well-equipped Commercial Catering Kitchen with associated ancillary facilities, and well-presented 2 Ensuite Double Bedroom Self Contained Owner's Accommodation with Sitting Room, Kitchen Area and a private Roof Terrace. Externally, there is a Customer Seating Terrace to the front. To the rear is an enclosed streamside Beer Garden with patio and lawned areas providing seating for 30+ customers. Parking is available opposite the inn. The Stag's Head is an extremely well regarded, high quality, multifaceted business and is undoubtedly a very special place to live and work. A viewing is strongly recommended to fully appreciate all that this quintessential Somerset destination country village inn and restaurant with rooms has to offer.



## SITUATION

The Stag's Head is situated in the sought after and incredibly picturesque village of Yarlinton, nestled within scenic Somerset countryside yet within easy reach of some very popular small towns and villages full of independent shops quintessential stone cottages and historic buildings, including Bruton, Castle Cary, Glastonbury, Sherborne and Wincanton. Just under 2 miles away is The Newt in Somerset, which is one of the most exceptional country house hotels and spas in the UK, being set within a large working estate with acres of beautiful, landscaped gardens, woodland trails, farmland and cider orchards. Major nearby attractions also include the National Trust's Stourhead House and Gardens,

Hauser & Wirth Somerset international art gallery, Wincanton Racecourse and Haynes Motor Museum. On the outskirts of Castle Cary is the railway station with its direct line to London Paddington and the A303 London to the Westcountry trunk road is just a few miles south of the village, making it an excellent location to obtain trade from the surrounding villages and towns as well as from passing trade from this busy main arterial route. There are excellent state and independent schools in the area and the Jurassic Coast is around an hour to the south where you will find some of the most beautiful rural and coastal areas in the UK.



## INTERNAL DETAILS

Main entrance door to the front into **Entrance Vestibule** with door into **Main Bar Area** an attractive character traditional bar area with part flagstone and part carpeted flooring, exposed woodwork, feature fireplace with inset wood burner, feature lighting, range of freestanding wooden tables, chairs, bar stools and window seating comfortably for 16 customers plus ample standing room. Timber topped **Bar Servery** fitted with associated back bar fittings and display shelving with tiled flooring, triple glass fronted bottle fridge, EPOS touch screen cash register with printer link to the kitchen, **Still Area** with stainless steel sink unit, commercial glass washer and display shelving units. **Snug Bar and Dining Area** open plan and interconnecting with the Main Bar, again an attractive character room with doors leading out to the Beer Garden, tiled flooring, exposed woodwork, part exposed stone walls, feature lighting, range of freestanding wood tables, chairs, a sofa and armchairs comfortably seating 16 customers. **Restaurant** a particularly impressive character room with a feature cider press, wood effect flooring, 3 sets of French doors leading out to the Beer Garden, feature stone fireplace with open fire, feature lighting, wall mounted menu boards, wheelchair accessible entrance to the front, range of freestanding wooden tables, upholstered chairs, and sofas, comfortably seating 50+ customers. **Commercial Catering Kitchen** with non-slip flooring, part stainless steel and part wipe clean clad walls, fully

equipped to an extremely high standard with a range of quality commercial catering equipment to include:- extraction system with stainless steel canopy and gas interlock system, 6 burner gas range, eye level grill, charrill, twin table top deep fat fryer, single table top deep fat fryer, commercial oven, stainless steel shelving, 2 commercial microwave ovens, 3 door under counter commercial fridge unit, 3 door under counter commercial fridge unit with saladette over, stainless steel workbenches with shelving below, warming cabinet, serving gantry with warming lamps, upright commercial freezer, 2 door under counter commercial fridge unit, twin deep bowl stainless steel sink unit, commercial pass through dishwasher, hand basin and door to rear. **Large Walk In Fridge and Freezer. Ladies and Gent's WC's. Beer Cellar** temperature controlled with stillage and racked shelving. **Utility Room. Dry Goods Store.**



### LETTING ACCOMMODATION

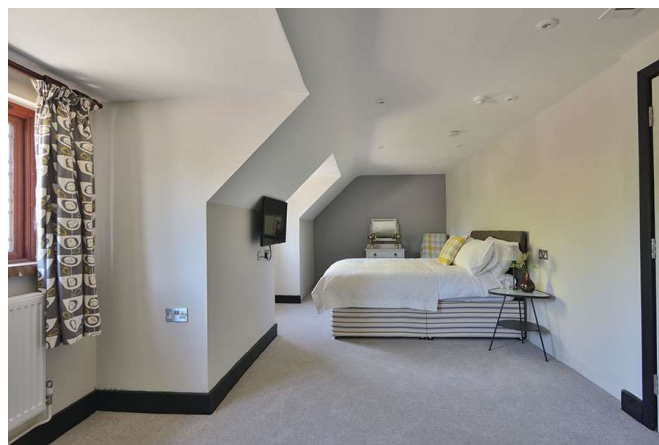
The Stag's Head currently offers 3 individually designed high quality boutique style ensuite letting bedrooms which benefit from being completely self-contained from the pub. The attractive rooms are designed and decorated in a traditional style, with contemporary touches in keeping with the ambience of the property. All rooms are equipped to a high standard with comfortable beds, state of the art tv's, hairdryers, wi-fi and hospitality trays. The bedrooms are all well-proportioned and briefly comprise:- **Bedroom 1** a spacious king-sized double bedroom with an **Ensuite Shower Room. Bedroom 2** a double bedroom with an **Ensuite Shower Room. Bedroom 3** a spacious king-sized double bedroom with a sofa bed and an **Ensuite Shower Room.**

### OWNERS ACCOMMODATION

Situated on the first floor is the well-appointed owner's apartment, which is completely self-contained, with its own external staircase. The impressive owner's apartment briefly comprises:- **Sitting Room** with vaulted ceiling and French doors to the rear leading out to a roof terrace, open plan **Kitchen Area** with base and wall

mounted kitchen units, wooden work surfaces, Belfast sink, built in hob, under counter fridge and extractor unit. **Bedroom 1** a spacious double bedroom with vaulted ceiling and an **Ensuite Shower Room. Bedroom 2** a goodsized double bedroom with an **Ensuite Bathroom. Private Owner's Roof Terrace Area.**

**Agents note:** One or both of the owner's bedrooms could easily be reconfigured to create additional letting accommodation, subject to personal requirements.



### EXTERNAL DETAILS

To the front of the property is a gravelled **Customer Seating Area** for 8/10 customers, **Feature Lighting** and a **Bin Store Area**. Directly opposite the pub is a **Parking Area** with an informal use arrangement with the third-party owner. Further parking is available nearby. To the rear of the property is an attractive streamside **Beer Garden** being totally enclosed, south facing and mainly lawned, incorporating a patio terrace area and comfortably seating 30+ customers.

### THE BUSINESS

The Stag's Head is presented to an exceptionally high standard throughout and has traded as a quality destination country pub and restaurant with letting bedrooms located in a popular and much sought after village. The Stag's Head represents an excellent opportunity to re-establish this extremely successful and well-regarded business and for incoming purchasers to stamp their mark and develop their own trading style. An attractive character property, The Stag's Head provides an exceptional trading environment equipped with high quality fixtures, fittings and trade inventory and the boutique letting bedrooms have proved extremely popular with guests, enhancing the business still further. The high standards inherent throughout the inn ensured excellent levels of regular repeat business and word of mouth recommendations. This is an extremely well-regarded business opportunity which has been the subject of fastidious upgrade and improvement in recent years, and which still offers tremendous potential. The Stag's Head benefits from its proximity to The Newt in

Somerset, together with numerous other wedding and events venues in the area, from which trade is derived. The location of the business ensures that trade comes from a wide catchment area around this affluent part of South Somerset and also from further afield with passing trade being generated from the A303 main road. The Stag's Head is well supported by the village and the wider community. The business has its own website [www.stagsheadinn.co.uk](http://www.stagsheadinn.co.uk) which provides further background information. The sale of The Stag's Head represents an excellent opportunity to purchase an impressive country village inn and restaurant with high quality letting accommodation and self-contained owners' accommodation. The Stag's Head is undoubtedly a very special place to live and work and a formal viewing is essential in order to appreciate all that this high-quality opportunity has to offer.



### TRADING INFORMATION

We are informed that historically the business traded with takings in the order of £380,000, however due to personal circumstances, the owners have taken the decision to restrict the opening hours and trade levels have been reduced as a consequence. Trading information can be made available to interested parties following a formal viewing appointment.



### EPC

C – 58.

### RATING

For up-to-date Business Rates and Council Tax information relating to this property, we refer you to The Valuation Office website [www.gov.uk/find-business-rates](http://www.gov.uk/find-business-rates)

### SERVICES

The business is connected to mains electricity and water. LPG is used for cooking, oil is used for central heating and there is a private drainage system.



### VIEWINGS

Strictly by appointment with the Sole Selling Agents. Email: [info@stonesmith.co.uk](mailto:info@stonesmith.co.uk) or Tel: 01392 201262. You are recommended to contact us before visiting the property even for an informal viewing. We can then confirm whether or not it is still available.

### FINANCE

An early discussion about finance can often save time and disappointment. If you would like independent specialist advice on funding this property or any other purchase, we recommend you contact us for a list of our approved brokers.

