

Crown Inn, The Street, Stone In Oxney, Tenterden, Kent TN30 7JN



• Guide price £495,000 'all at'

3,218 sq ft (298.95 sq m)

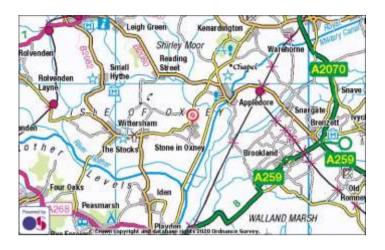




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#### **Accommodation**

Detached period public house with bars, dining room/restaurant, catering kitchen, 2 en-suite letting rooms. Car park, trade gardens including wood fired pizza oven and canopy.

7.2m x 7.0m Main Bar 10.6m x 3.6m **Front Bar** Restaurant 7.4m x 7.2m Catering Kitchen 7.2m x 4.0m

Customer Toilets Ladies, Gents, Disabled

# First Floor

External staircase to two letting bedrooms (doubles) with en-suite bathrooms at 2nd floor level

# Externally

Paved patio with picnic style tables and benches. Wood fired pizza oven Car park

Planning permission has been granted for an extension to the property to provide further letting rooms.

### **Rateable Value**

Rateable Value £14,000.

#### **FPC**

The property has been graded as D (84).

# Description

Detached period public house with bars, dining room/restaurant, catering kitchen, 2 en-suite letting rooms. Car park, trade gardens including wood fired pizza oven and canopy.

#### Location

In the village of Stone in Oxney on the edge of the Romney Marsh approximately 7 miles south of Tenterden. Rye 6 miles.

### Freehold

Guide price £495,000 'all at'.

#### **Terms**

Freehold

In accordance with Money Laundering Regulations, we require proof of identity for purchasers.

# **Legal Costs**

Each side to bear its own legal and professional costs

### **VAT**

We understand from our client that the property is not elected for Value Added Tax (VAT). Prospective occupiers should satisfy themselves independently as to any VAT payable in respect of any transaction.

# Viewing/Enquiries

Please contact

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## or Joint Agents

Alex Hobbis - Dyer and Hobbis 07771 961260 ahobbis@dverandhobbis.com



NOTE: Rental, prices or any other charges are inclusive of VAT unless otherwise stated.

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