



For Sale as a going concern,  
**The Bird in Hand, Ash Walk, Henstridge, Templecombe,  
Somerset, BA8 0QD**

Asking Price **£460,000**  
Freehold

**Symonds  
& Sampson**

ESTABLISHED 1858

## For Sale as a going concern, due to retirement.

The Bird in Hand is a successful, profitable traditional community pub with integral owner's accommodation.

### The Bird in Hand

Ash Walk, Henstridge, Templecombe, Somerset,  
BA8 0QD

FOR SALE £460,000 freehold

- Traditional Community Free House
- Somerset/Dorset Border
- Profitable business
- Scope to add value and grow turnover
- Same ownership over 40 years
- Character bars, skittle alley and function room
- Three-bedroom flat/owner's accommodation
- Car park and patio gardens
- Wet sales driven

#### Accommodation

Please see floor plan.

Viewing strictly by appointment through  
Symonds & Sampson Dorchester Commercial office on  
01305 261008



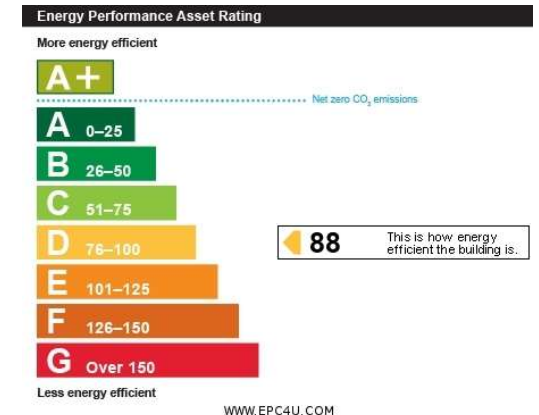


### The Property

The Bird in Hand is believed to date from the 1700's and was originally two cottages. It became a cider house until graduating to a fully licensed public house in the 1960's.

The front entrance has a vestibule porch leading into the main bar which has a wealth of character. There are fireplaces at either end, one being of rustic brick construction with an inset feature bread oven. The second fireplace is of stone construction with a log burner. The floor finish is part fitted carpet and part quarry tile with furnishings comprising settles, tables and chairs in keeping with the traditional pub ambiance. There is a panelled wood carved bar servery counter with back bar dresser. This area also serves the side games room which is of similar character, with a dart board and TV. The servery interconnects to a higher level which also serves the skittle alley and function room. The upper bar, skittle alley and function room is integral, but as it is a more modern addition, it has a polished strip wood playing surface with side carpeted seating area. The seating area comfortably fits 50 covers.

The kitchen is conveniently located to serve all trading areas, with modern kitchen units and small range of catering equipment. There is also a large storage room, ground floor level refrigerated beer cellar and bottle stores with a rear delivery door on the same level, as well as ladies and gentlemen's toilets.



The owner's accommodation is at first floor level with three double bedrooms, bathroom with an over bath shower and a walk through sitting room.

#### Outside

There is a tarmac car park with space for five vehicles. There is also unrestricted roadside parking throughout the village. There is also a lower-level paved forecourt, with a covered smoking shelter and tables and chairs.

#### The Business

The business has been in the present ownership since 1981 and has been the hub of the local community, with many groups and organisations meeting here and a strong sports following with skittles and darts. The turnover is mostly wet sales driven and shows in the region of £290,000 (exc VAT) Detailed figures will be made available to interested parties.

The pub is the centre of village life, with many local functions, WI events, weddings, christenings, darts, skittles taking place.

As a primarily wet sales-driven business, there are further opportunities to add value with more food sales and the hosting of formal functions and events.

#### Situation

The Bird in Hand is situated beside the A358 in the village of Henstridge, with a population of over 1,800 people. The village stands on the junction of the A258 and A30, with the A358 connecting Bournemouth (35 miles) to Wincanton (6 miles). The A30 connects Shaftesbury (10 miles) to Sherborne (5 miles), beyond which is Yeovil (12 miles). A bus service links Yeovil to Wincanton via Henstridge.

#### Licence

A premises licence is held for the supply of alcohol from 11:00 to 23:00, seven days a week.

#### Services

All mains services are connected, except for gas. There is an oil fired central heating system.

#### Directions

What3Words: spent.trickled.hips

From the north, at the junction of the A30 and A357, travel south for approximately 0.2 miles, the property is on the left hand side of the road.

From the south, travel north along the A357 through Stalbridge and into Henstridge. The property is on the right hand side, approximately 0.5 miles further along the A357.

#### Local Authority

South Somerset District Council  
01935 462462

**Council Tax Band:** Owners Accommodation Band B

**Business Rates:** Rateable Value £13,200





# Ash Walk, Henstridge, Templecombe

Approximate Area = 3708 sq ft / 344.4 sq m

Outbuilding = 139 sq ft / 12.9 sq m

Total = 3847 sq ft / 357.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Symonds & Sampson. REF: 1060485



01305 261008  
 Symonds & Sampson LLP  
 Burraton House, 5 Burraton Square,  
 Poundbury, Dorset, DT1 3GR  
 commercial@symondsandsampson.co.uk  
 www.symondsandsampson.co.uk

**IMPORTANT NOTICE:** Symonds & Sampson LLP and their Clients give notice that:  
 1. They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary Planning, Building Regulation or other consents, and Symonds & Sampson have not tested any services, equipment, or facilities.

