



Former Lamb Inn

Ref: 3451518

High Street, Stoke Prior, Leominster, HR6 0NB

Freehold: £630,000

Former village pub converted to holiday let
5 bedrooms, 3 bathrooms, sleeps up to 12
Forecasted income of £80,000 per annum
Set in large grounds with ample parking
Owners accommodation over two levels
Scope to increase letting rooms. Energy Rating C



Description

The Lamb Inn is a substantial detached former public house built in the 17th-century, which the current owners have repositioned as a highly attractive holiday let.

Their careful and comprehensive renovation work has preserved the property's period features whilst thoroughly modernising and upgrading the services, and created a spacious (3,240 sq. ft) and popular location for family holidays and weekend getaways.

The main ground floor space provides a dining area, several snug spaces to relax on comfortable sofas by woodburning fires and a retains the original bar, where guests can bring in a cocktail waiter to serve them drinks in their own bar area.

The modern kitchen has a high specification and is situated in a separate room off the dining area.

There are five bedrooms, 4 doubles and a room with bunk beds, a bathroom with a roll top bath and walk in shower, another shower room and a downstairs cloakroom.

The large garden offers plenty of space for entertaining and for children to play. The car park which inside the perimeter gates and to the front of the building has space for circa 10 cars.

On the top floor, there is living room, bathroom and bedroom, connected by stairs down to a private kitchen with access to a private roof terrace. This is used by the current owners for their accommodation, but could be utilised as further letting accommodation under a different owner.



Location

Located in the quaint village of Stoke Prior about three miles from Leominster, 13 miles from Ludlow via the A49, 12 miles from the city of Hereford with Hay on Wye about a 45 minute drive away.

There are numerous leisure attractions in the area to explore which include a number of National Trust properties with many walking opportunities on its doorstep.



External Details

There is an extensive garden to the rear and sides of the property.

The property is enclosed by fence and wall and has attractive metal gates to the front, making it a safe environment for families and visitors with pets.

Car park with space for c.10 cars.

Letting Accommodation

The property is configured as a holiday let which can sleep up to 12 people.

Internal Details

Five bedrooms: 1 x double with sitting area and woodburning stove, 2 x large doubles, 1 x ground-floor with woodburning stove and 1 x room currently with with bunk beds,

Bathroom with roll top bath, walk-in shower, WC

Ground-floor shower room, walk-in shower, WC

Cloakroom with WC

Separate kitchen/diner with electric oven and hob, microwave, fridge/freezer, washing machine and dishwasher

Large reception area with bar, relaxed seating areas, snug, dining area and 2 x woodburning stove

Owner's Accommodation

There is a one bedroom flat with living area, bathroom kitchen and roof terrace currently used for owner's accommodation.

Tenure

Freehold

The Opportunity

This presents an excellent chance to enhance an already popular holiday rental. The current proprietors have suggested that they have not promoted the business to its full potential, primarily because of their imminent retirement. As a result, there is room to improve occupancy rates.

The current owner's accommodation could be used for letting to increase income and investment to provide more en-suite facilities may also boost returns (STP)

Planning Permissions

The owners are processing a change of use application.







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Contact

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

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