

The Old White Hart

51 Main Street, Lyddington, Oakham, Leicestershire, LE15 9LR
Freehold £2,500,000





Impressive & well-known pub, same owner 27 years



Very profitable business, net profits in excess of £375,000



12 bed & breakfast letting rooms



Circa 140 internal covers and 200 external



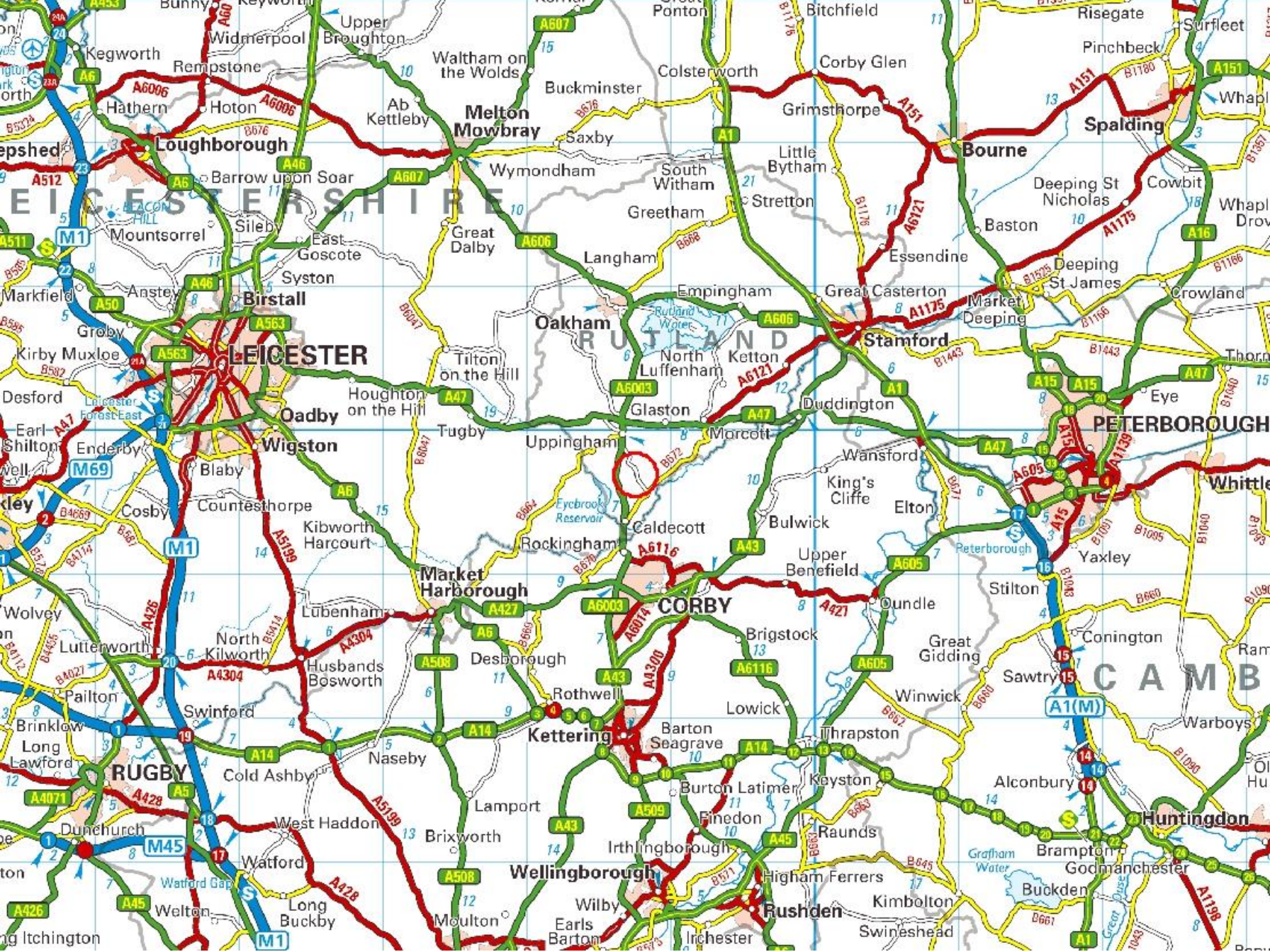
Grade II Listed building and circa 3.3 acre site



Located near Uppingham & in Conservation area



Highly decorated venue in stunning location



LOCATION

what3words: ///breathed.puncture.lazy

The venue is positioned beautifully within the immediate, local and regional area. Lyddington is a truly pretty picture book limestone village and is as such a very sought after location within Leicestershire.

Uppingham is the closest local town and just a few miles away, with Corby six miles away, Leicester approximately 20 miles away and Peterborough approximately 25 miles away.

There is a wealth of local attractions including Rutland Water and its water sports, Eye Brook Reservoir, Rockingham Castle, Burghley House, Dene Park and the area is perfect for bird watching and walking activities.

DESCRIPTION

The Old White Hart, set in the beautiful limestone village of Lyddington near Uppingham and a short drive from Rutland Water. It is a traditional pub recently refurbished and sympathetically extended situated opposite the village green. It offers superb dining in the main restaurant, conservatory and function room, and a more relaxed feel in the front bar where good wines and real ales are often enjoyed. There are 12 en suite individual rooms adjoining the pub which are generously sized and beautifully presented with character, charm and stunning ornate features. Positioned on a 3.3 acre site in this picturesque village, the south facing garden and patio gives the provision for an additional 200 guests to enjoy the setting. The site offers the prospect from additional income streams especially when combined with a recently constructed detached Barn.

Viewing is highly recommended to appreciate the full offering, the opportunity and its position.

Please click below to view the venue's website.

[WEBSITE](#)



INTERNAL DETAILS

The extensive internal accommodation begins with a reception area with access to the restaurant, front bar, customer toilets and six of the beautiful lettings rooms. The main restaurant is bright and spacious in nature and extends into a conservatory with views towards the south facing patio and gardens. It is littered with original features and yet sympathetically extended to meet the demand for covers.

A function room with vaulted ceiling adds capacity of a further 25 seated guests to continue the space, which would be ideal for meetings, parties or as a large private dining space. At the roadside front of the building is the oldest part of venue which hosts the Front Bar known for its local ales, fine wines, and relaxed dining space, with open fireplaces and original features.

This highly popular venue is backed up with ancillary spaces including a substantial, well equipped commercial kitchen with walk-ins, dry stores, a ground floor cellar, staff rooms and quarters, manager's office and a wealth of storage areas.







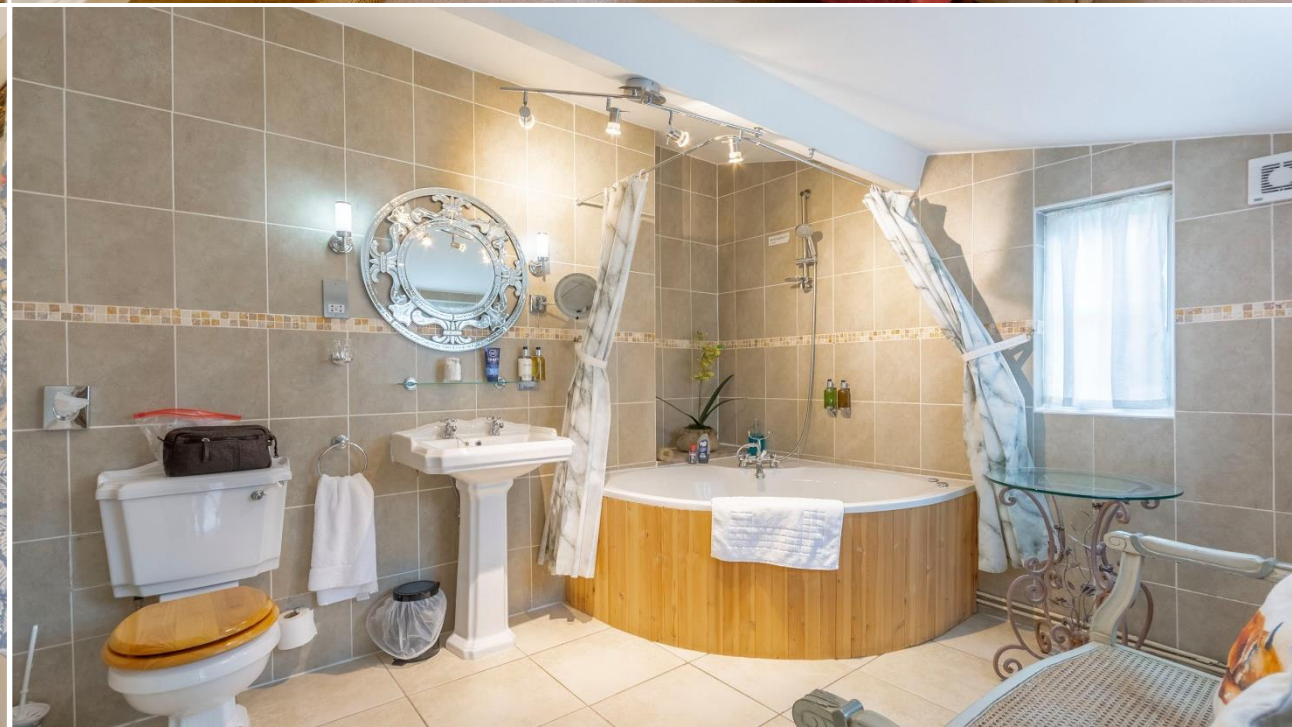
LETTING ACCOMMODATION

The 12 boutique en suite letting rooms are divided over the main inn building and adjacent cottages, 53 Main Street and 3 Stoke Road. The rooms are individual but have in common being well maintained and fitted to a high standard, with lots of character and interesting features. These include rooms with Jacuzzi baths, split level rooms, beams and vaulted ceilings, and family rooms.

ANCILLARY PROPERTY

Further additional properties may be able by separate negotiation including an additional cottage.







EXTERNAL

The venue is positioned on an approximate 3.3 acre site opposite the village green in the heart of this affluent and much sought after location.

The south facing patio and garden adds a further 200 covers for wet and dry offerings and is a wonderful place to be on a sunny day. The car park has circa 50 spaces, plus an additional overflow car park, and there are two EVC electric charging points.

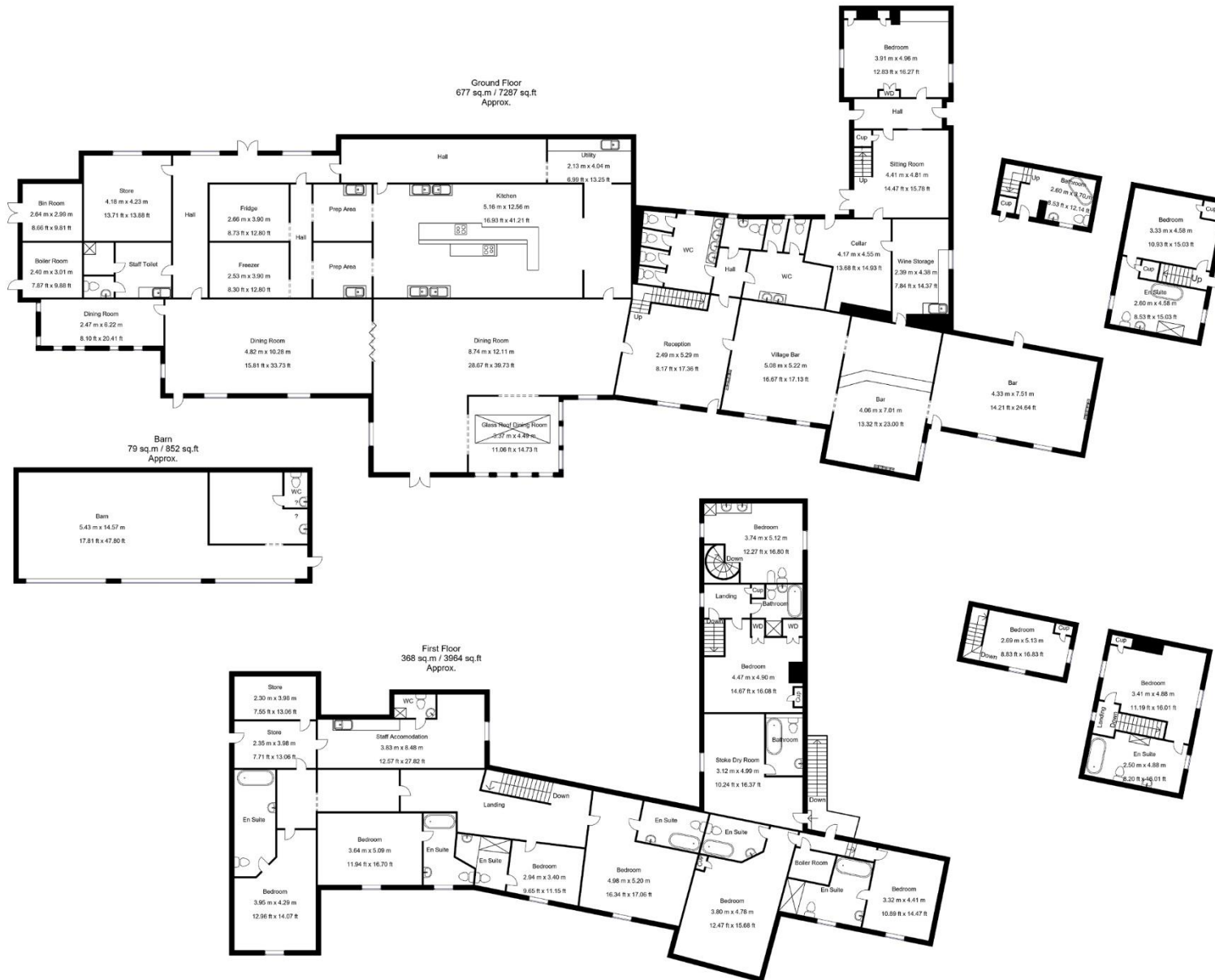
A commercial Barn building has recently been constructed at the start of the second half of the site. The considerable amount of land is an additional opportunity to gain further income streams, subject to planning and the normal regulations. This could include further accommodation, log cabins, a village shop and glamping, all of which add a further level of income to this very profitable venue.











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Pond

Area: 3.368 Acres

The Old
White Hart
(PH)

Cross

Shelter

LB

BLUECOAT LANE

24

22

69

43

20

69

Home
Farm

Tower

66.1m

33

31

TRADING INFORMATION

The business has traded well for a number of years, and this is shown in the accounts we hold. Accounts for the year ended April 2023 show a turnover of £1,052,831, gross profit £864,514 and net profit of £438,792. It should be noted that there is a circa £50,000 included in the turnover generated from separate letting accommodation not included in the sale.

CONTACT DETAILS

No direct approach may be made to the business. For an appointment to view, or for further information, please contact:

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