





FREEHOLD

Guide Price £450,000

A HISTORIC VILLAGE PUBLIC HOUSE BELIEVED TO DATE BACK TO CIRCA 1884 WHICH HAS PARKING AND A WALLED GARDEN TOGETHER WITH SOME INTERNAL LIVING ACCOMMODATION ABOVE THE COMMERCIAL LAYOUT. POTENTIAL FOR RESTAURANT, BAR, PUBLIC HOUSE, HOLIDAY LETS ETC. SUBJECT TO THE NECESSARY PLANNING CONSENT.

Property Description

The village of Blakeney benefits from a local Shop, Post Office, Doctors Surgery, Primary School, Public House and woodland walks. Lydney town (approx. 3 miles away) offers a range of facilities including a variety of Shops, Banks, Building Societies and Supermarkets, as well as a Sports Centre, Golf Course, Hospital, Doctors Surgeries, Train Station, Primary and Secondary Schools.

A wider range of facilities are also available throughout the Forest of Dean including an abundance of woodland and river walks. The Severn crossings and M4 towards London, Bristol and Cardiff are easily reached from this area along with the cities of Gloucester and Cheltenham for access onto the M5 and the Midlands.

A more detailed history of the property, its ownership and use running up to 2022 can be found on the Gloucestershire Pubs & Breweries web site - <https://www.gloucestershirepubs.co.uk/pubs/kings-head-blakeney/>

In more recent years the property has traded as a Pubic House, Italian Restaurant and a village Cafe/play centre.

Internal living accommodation is available above the commercial layout. Potential for restaurant, bar, public house, holiday lets etc. subject to the necessary planning consent. Offers are invited.

APPROXIMATE NET INTERNAL AREA 3563.48sq.ft / 331.05sq.m: Large accommodation incorporating residential and commercial layout.

GROUND FLOOR: Approximate net internal area 2082.76sq.ft / 193.49sq.m, Several bar/lounge/restaurant rooms Kitchen Utility room Storage room Ladies & Gents toilets

FIRST FLOOR: Approximate net internal area 962.71sq.ft / 89.44sq.m, Three reception rooms Kitchen Shower room Bathroom

SECOND FLOOR: Approximate net internal area 518.01sq.ft / 48.12sq.m, Two Bedrooms

OUTSIDE: car park, small original beer garden (walled in part).

SERVICES: to be confirmed.

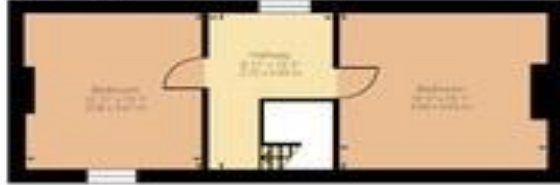
OUTGOINGS: Flat - Council tax band 'A'.

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2nd Floor



Ground Floor



1st Floor



Approximate net internal area: 3563.48 ft² / 331.05 m²

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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IMPORTANT INFORMATION. These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. We have not tested any fittings, appliances or services within the property and cannot verify them to be in working order or within the vendors ownership. No guarantee can be given with regards to planning consents or fitness for purpose or building regulations relating to the property. Items shown in photographs are NOT necessarily included. Interested parties are advised to check availability and make an appointment to view before travelling to see a property. Intended purchasers should make appropriate enquiries through their own solicitors and surveyors etc. prior to exchange of contracts.

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