



THE COACH AND HORSES , LYNN ROAD, TILNEY ST LAWRENCE, PE34 4RU

Grade II Listed Public House

First Floor Three Bedroom Apartment

Ample Parking

Freehold Opportunity To Own/Operate As Freehold

Potential For Residential Conversion Subject To Planning And De-license

Brown&Co
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BROWN & CO

INTRODUCTION

Brown & Co. offers The Coach & Horses, Tilney St. Lawrence for sale. The property is a historic and prominent GII Listed Norfolk public house located between King's Lynn and Wisbech.

LOCATION

The property is situated between the villages of Tilney St Lawrence and Tilney All Saints which both offer a peaceful, rural lifestyle complemented by essential local amenities. Additionally, the village is just a few miles south of Watlington Station, with mainline access to Ely, Cambridge and London. The surrounding countryside offers ample opportunities for outdoor activities such as walking and cycling.

THE PROPERTY

An opportunity to acquire a village pub, The Coach & Horses, Lynn Road, Tilney St Lawrence. Situated in a prominent location, the property features parking, beer garden and attached barn. Inside, it boasts a historic, welcoming public bar with open fireplace, two restaurant areas, an office, a fully equipped commercial kitchen, and a prep room. The first floor offers additional living space, including three bedrooms and a study.

The property may also offer potential for conversion to a private residence, subject to de-licensing and planning permission.

AGENTS NOTES

Interest parties are advised to contact the Local Authority to confirm the Rates Payable:

Current Rateable Value (1 April 2023 to present)
£5,500

Rates Payable £2,744.50 (Small Business Rates Multiplier)

Viewings strictly by appointment only

Fixtures and fittings by separate negotiation.

Tenure: Freehold.

SERVICES

Mains water, electric, bottled gas for commercial cookers, oil central heating, private drainage.



IMPORTANT NOTICES

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