



The Plough Inn, 16 Main Street, Caldecott, Leicestershire, LE16 8RS
£450,000



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The Plough Inn, 16 Main Street, Caldecott, Leicestershire, LE16 8RS

Tenure: Freehold

Council Tax Band: (Rutland County Council)



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FREEHOLD PUB FOR SALE: An opportunity has arisen to purchase a long established and thriving PUBLIC HOUSE in the centre of a popular village on the southern edge of the county of Rutland. The property offers attractive trading facilities and extensive first floor accommodation offering both living accommodation and some letting rooms, if required.



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The property has been a public house for many years, with the current owners operating since 1997. They have now decided to retire and have taken the difficult decision to sell the property and business. The pub has a good reputation locally is well known for serving quality food and drinks and earning an excellent reputation with a 4.7* ratings on Trustpilot.

The property is an attractive stone and brick built family friendly pub. The entertaining space is mainly open plan with Bar Area, Restaurant and relaxing Snug Area. In addition there is a Kitchen, Cellars and WCs to the ground floor. The first floor accommodation is substantial and well presented with a large Sitting Room, shaker style Kitchen, 4 Bedrooms, contemporary Shower Room and WC. The layout of the first floor accommodation provides flexibility and the opportunity to create a number of letting rooms away from the living accommodation, if required.

There is ample room for on street parking and also a gated guest parking area for a number of vehicles to the side of the property. The car park has direct access to the public house and also provides access to the large rear garden which is laid mainly to lawn with established borders. There is also a terrace area to the front of the property.

The property is located prominently in the centre of the village overlooking the village green on the A6003 main road running through the village. Caldecott is

the most southerly village in the county of Rutland and is located about four miles (6.4 km) south of Uppingham and about 4 miles north of Corby in Northamptonshire.

ACCOMMODATION

GROUND FLOOR

Front Entrance 3.76m x 1.50m (12'4" x 4'11")

Solid double entrance door, tiled floor, doors to either end leading to Bar and Restaurant.

Bar Area 8.08m max x 4.88m max overall (26'6" max x 16'0" max overall)

incorporating:

Bar Area

Log-burning stove set on stone hearth, radiator, wall light points, window to front and side elevations.

Further Bar Area

Timber bar, tiled floor.

Restaurant Area 8.13m x 4.34m (26'8" x 14'3")

Feature open fireplace with timber surround and ornate tiled inset, two radiators, wall light points, window to front elevation.

Rear Hall 0.91m x 1.19m (3'0" x 3'11")

Stairs to first floor, external door to rear elevation.

Kitchen 3.15m x 3.02m + 2.67m x 2.51m (10'4" x 9'11" + 8'9" x 8'3")

Fitted sink unit.

Side Passageway 1.32m max x 1.37m max + 1.12m x 4.78m (4'4" max x 4'6" max + 3'8" x 15'8")

Timber panelling to half wall height, radiator, internal door to WC, external door to garden.

Cellars

situated above ground and comprising:

Cellar One 3.61m 2.44m (11'10" 8'0")

Fitted sink unit.

Cellar Two 3.84m x 1.83m (12'7" x 6'0")

Internal door to:

Storage 3.84m x 2.31m (12'7" x 7'7")

External double doors to rear.

WC One 2.79m x 3.38m overall (9'2" x 11'1" overall)

Fitted low level WC, 3 x urinals, tiled walls, tiled floor, radiator.

WC Two 1.88m x 3.33m (6'2" x 10'11")

2 x cubicles, 1 x hand basin, radiator, window to side elevation.

FIRST FLOOR

Stairs lead from ground floor to half-landing with window.

Landing One 3.96m x 1.09m (13'0" x 3'7")

Radiator, access to owners' accommodation.

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Breakfast Kitchen 4.37m x 4.19m (14'4" x 13'9")

Cream and blue fronted shaker style floor and wall mounted units, formica granite effect work surfaces and upstand, inset 1.5 bowl single drainer sink unit with mixer tap, breakfast bar with wooden top, electric ceramic hob, undercounter space and plumbing for washing machine and dishwasher, Ideal gas fired central heating boiler.

Recessed ceiling spotlights, dual aspect windows.

Living Room 7.16m x 4.42m (23'6" x 14'6")

(open to eaves)

Generously proportioned, characterful room featuring fireplace with timber beam above, three radiators, exposed roof trusses and two windows to side elevation.

Inner Hall 0.89m x 2.44m (2'11" x 8'0")

Study 2.34m x 1.80m (7'8" x 5'11")

Radiator, work station to one wall, window to side elevation.

Utility Room 1.70m x 2.34m (5'7" x 7'8")

Radiator, plumbing for shower, Velux window.

Bedroom One 4.78m x 4.50m (15'8" x 14'9")

Fitted wardrobe to one wall, radiator, open eaves with exposed roof trusses, window overlooking rear garden.

Shower Room 2.03m x 3.12m (6'8" x 10'3")

Refitted with contemporary sanitary ware and

featuring double shower cubicle with Triton shower above, hand basin with mixer tap set within vanity unit with cupboards beneath, mermaid boarding to walls, two radiators, recessed spotlights and window to side elevation.

Bedroom Two 5.08m max x 4.83m max (16'8" max x 15'10" max)

Radiator, recessed spotlights, window to front elevation.

Landing Two 1.17m x 4.14m (3'10" x 13'7")

Bedroom Three 5.11m x 4.85m (16'9" x 15'11")

Radiator, window to front elevation.

Bedroom Four 3.61m x 2.08m (11'10" x 6'10")

Radiator, recessed spotlights, window to front elevation.

WC 1.52m x 1.65m (5'0" x 5'5")

White suite comprising low level WC and pedestal hand basin, radiator, window to side elevation.

OUTSIDE

Attached Garage 4.93m x 2.44m (16'2" x 8'0")

Double doors to rear elevation.

Parking

There is a gated car park to the side and rear providing parking for a number vehicles.

Garden

To the rear of the pub lie well maintained gardens of

good size which are laid mainly to lawn with mature, well stocked borders and featuring seating area with pergola.

Brick/Store 2.62m x 5.00m (8'7" x 16'5")

Double doors to front.

FIXTURES & FITTINGS

Most of the fixtures and fittings are included in the sale. A detailed inventory will be provided to interested parties and their solicitors.

STOCK

Any remaining stock at time of completion of the sale is available at valuation.

TRADING ACCOUNTS

Copies of the last three years trading accounts are available for inspection to interested parties through the Selling Agent

SERVICES

Mains electricity
Mains water supply
Mains sewerage
Gas central heating

According to <https://checker.ofcom.org.uk/>

Broadband availability:

Mobile signal availability:

Indoor:

Outdoor:

Results are predictions and not a guarantee.

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None of the services, fittings, or appliances (if any) heating installations, plumbing or electrical systems, telephone or television points have been tested by the Selling Agents.

ENERGY RATING

64/C

CALDECOTT

Caldecott is the most southerly village in Rutland and contains a church and two public houses. There is road access for commuters to both Corby, 3 miles and Uppingham, 4 miles, and other major centres including Kettering, Market Harborough, Oakham, Stamford and Leicester.

For commuters Caldecott is ideally placed being within driving distance of a number of centres including the local market town of Uppingham, where all facilities are available, Kettering, Corby, Market Harborough, Northampton. For rail travellers, there are good services to London from Corby, Kettering and Market Harborough.

Sports facilities in the area are many and varied with clubs catering for cricket, football, rugby, tennis, bowls, golf and other sports, together with Rutland Water a few miles away where one can enjoy windsurfing, sailing, cycling or just enjoy a ramble round the shores.

For education, in addition to a wide range of Local Authority schools there are the well known public schools at Uppingham, Oakham and Stamford.

RATEABLE VALUE

Current Rateable Value (1st April 2023 to present) is £4,000.00 per annum. This is the rateable value for the property. It is not what you pay in business rates or rent. Your local council uses the rateable value to calculate the business rates bill. Enquiries to Rutland County Council, Oakham 01572-722577

INDEPENDENT MORTGAGE ADVICE

Murray, in conjunction with St. James's Place Wealth Management can offer free independent advice whether you buy through Murray Estate Agents or another agent. St. James's Place Wealth Management have access to over 13,000 mortgage products and are able to find the most competitive products from the whole market. Your home may be repossessed if you do not keep up repayments on your mortgage.

N.B.

Interested parties are advised to check with ourselves that these particulars have not been altered or amended in any way since they were issued.

VIEWING

By appointment only to be made through the Selling Agents please.

OFFICE OPENING HOURS

Monday - Friday 9.00 - 5.30
Saturday 9.00 - 12.00

DISCLAIMER

1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract. No responsibility is assumed for the accuracy of individual items. Prospective purchasers and lessees ought to seek their own professional advice.

2. All descriptions, dimensions, area, reference to condition and necessary permission for use and occupation and their details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection, or otherwise as to the correctness of each of them.

3. No person in the employment of Messrs Murray has any authority to make or give any representations or warranty whatever in relation to this property or these particulars or enter into any contract relating to this property on behalf of the vendor.

4. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

5. It should not be assumed that the property has all necessary planning, building regulation or other consents. Where any reference is made to planning permission or potential uses, such information is

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given in good faith.

6. The information in these particulars is given without responsibility on the part of the agents or their clients. These particulars do not form any part of an offer of a contract and neither the agents nor their employees has any authority to make or give any representations or warranty in relation to this property.

Money Laundering Regulations 2003
Anti-Money Laundering Regulations came into force in March 2004. These regulations affect estate agents, there will be requirement that Murray's confirm the identity of its seller and buyers.



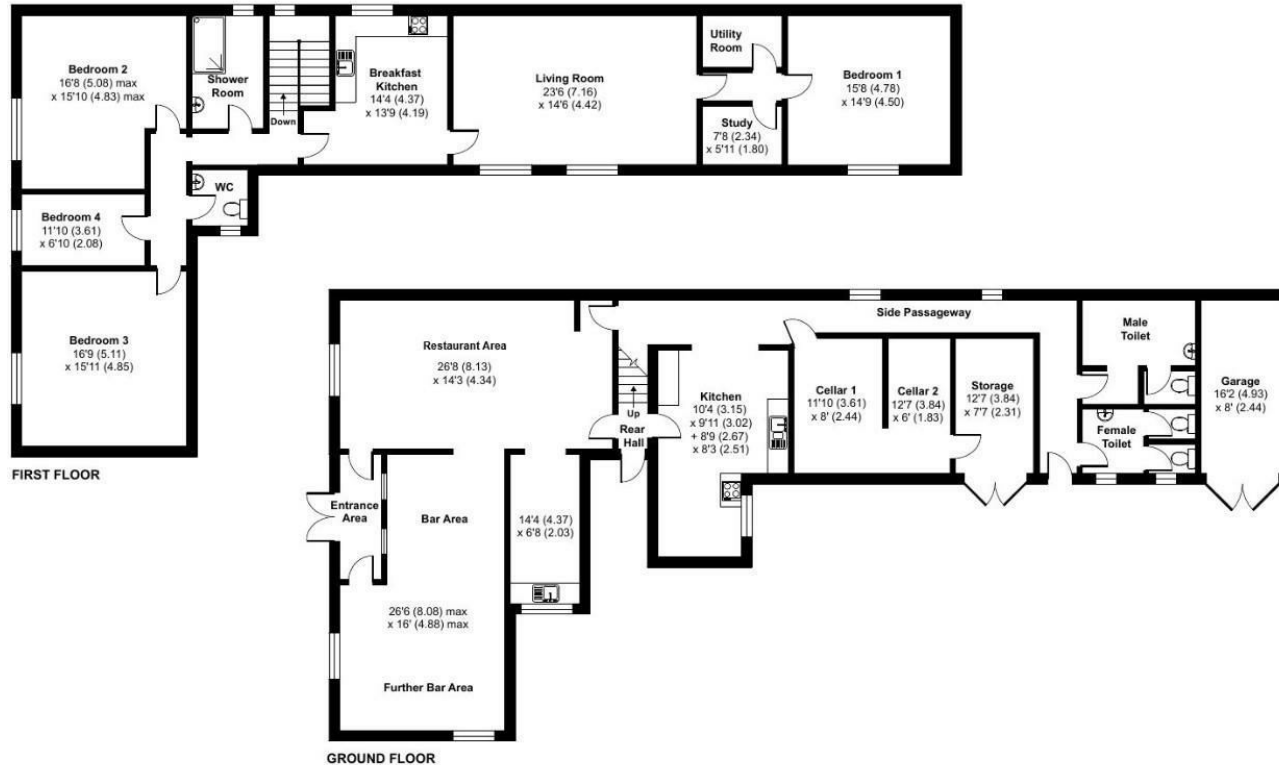








Approximate Area = 3630 sq ft / 337.2 sq m
Garage = 133 sq ft / 12.3 sq m
Total = 3763 sq ft / 349.5 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Murray Chartered Surveyors and Estate Agents. REF: 1299586



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	64
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



