



THE FOUR ALLS OVINGTON



A traditional country Village Inn of great character offering an idyllic “lifestyle” business opportunity within this thriving tourist area.

The “Four Alls” offers ideal manageable owner occupation, retaining a wealth of original features with traditional public bar and dining area, fully equipped and well-fitted with comfortable living accommodation.

Currently operating on limited hours and sensibly priced, viewing is most strongly recommended – strictly by appointment through agents.

HALL – THE BAR – DINING AREA/SNUG – LADIES WC – GENTS WC – KITCHEN – CELLAR – PARKING AREA – BEER GARDEN - LANDING – KITCHEN - LIVING/BEDROOM – BEDROOM – SHOWER ROOM/WC - GARAGE – WORKSHOP- STORE

OIL-FIRED CENTRAL HEATING

Price: £295,000

The Four Alls, Ovington, Richmond, DL11 7BP

TRADE:

The business has successfully operated as a traditional country village inn and restaurant with average turnover in excess of £80,000 per year on limited opening hours, providing an ideal “life-style” owner live and work business opportunity within a thriving tourist area.

Opening Hours – Wednesdays to Saturdays 5pm to 11pm.

Accounts will be available for inspection confidentially for seriously interested prospective purchasers.

FIXTURES AND FITTINGS:

Fully equipped in recent years and operational, a full inventory will be available.

The accommodation extends to.....

HALL:

With pillared entrance, part panelled and opening to....

THE BAR:

(17'11" x 19'8") A traditional bar (seating 30 approx.), part panelled with superb stone surround fireplace, fully fitted central bar/servery and steps up to....



DINING AREA/SNUG:

(11'1" x 10'3") A more private dining area (12 covers).



KITCHEN:

(9'7" x 6'4" plus 5' x 7'11") Fully equipped and fitted having an extensive range of stainless steel kitchen fittings, worksurfaces, oven, range, sink units and ample power points.



LADIES/DISABLED WC:

GENTS WC

REAR HALL:

Opening to the gardens.

CELLAR:

(7'10" x 13'5") A good-size traditional beer cellar with cold shelving.

FIRST FLOOR ACCOMMODATION

LANDING:

With walk-in store.

KITCHEN:

(8'7 x 12'3") Fitted with full range of light oak units, worksurfaces, sink unit, having breakfast area and window to the front.



LIVING/BEDROOM:

(13'1" x 12'3") A comfortable living room overlooking the village green to the front.



BEDROOM 2:

(15'7" x 7'3" min.) Overlooking the rear garden.



SHOWER ROOM/WC:

(9'10" x 6'6") Having walk-in shower unit, wash-hand basin, WC and heated towel rail.

EXTERNAL:

Open parking area to the front with seating areas and planter borders.

Extensive lawned **beer garden** stretching to the rear with seating areas, raised borders and personal gate to the rear.

GARAGE:

Single garage to the rear with driveway.

WORKSHOP:

STORE:

Finer Information

- **Tenure:** Freehold
- **Services:** The property is connected to mains electricity, water and drainage.
- **Broadband & Mobile:** Broadband currently supplied at the property via EE. Please check the Ofcom website for other suppliers and mobile coverage available.
- **Council Tax Band:** B
- **Rateable Value:** £1.300
- **EPC Rating:** C
- **Heating:** Oil fired central heating.
- **Note:** Shared maintenance cost of rear driveway access.