Charltons
Chartered Surveyors & Estate Agents

Regulated by RICS





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: £250,000

Although every care is exercised to ensure that the particulars supplied are accurate, no responsibility whatever is accepted for any errors, inaccuracies or omissions or for any time, trouble or abortive expense incurred by applicants as a result thereof and they do not constitute a collateral warranty or form any part of the contract.

L019 Ravensworth 01670 713330

27a Market Place, Richmond DL10 4QG Tel: 01748 822 525 Fax: 01748 825 656
Mayfair Office, Cashel House, 15 Thayer Street, London W1U 3JT **Tel: 08701 127 099** Fax: 02074 675 339

27a Market Place, Richmond DL10 4QG Tel: 01748 822 525 Fax: 01748 825 656
Email: richmond@charltonsestateagents.com Website: www.charltonsestateagents.com

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.