



## FOR SALE BY PRIVATE TREATY (Subject to contract)

**FOR SALE: The Crown Inn – A Charming, Characterful Freehouse with Huge Potential.**

**Location:** Nestled at the heart of a vibrant community on the picturesque border of Cheshire and Staffordshire, The Crown Inn is a well-established, free-of-tie traditional pub that offers both charm and opportunity.

### Business Opportunity:

This beloved local gem comes with **two self-contained rental flats above**, providing a steady income stream. With food currently served only on **Friday to Sunday evenings**, there's **massive scope to expand** trading hours and introduce a full dining experience throughout the week.

### Interior Highlights:

- **Bar & Seating Area** – Comfortably seats 30 guests in a warm, welcoming atmosphere.
- **Two Lounges** – Additional seating for 30, perfect for relaxed gatherings or private events.
- **Games Room** – Currently home to a pool table and dart boards, with space for 16. Could be repurposed for dining, entertainment, or themed nights.

### Facilities Include:

- Fully equipped **catering kitchen**
- **Dry food store and prep room**
- **Two W.C.s**
- **Outdoor beer patio** with a covered smoking shelter
- **Private car park** for 8–9 vehicles

### Opening Hours:

- **Mon–Wed:** 5:00pm – 11:00pm
- **Thu–Fri:** 5:00pm – 12:00am
- **Saturday:** 2:00pm – 12:00am
- **Sunday:** 12:00pm – 10:00pm



### Why Buy?

The Crown Inn is more than a pub—it's a cornerstone of the community. With a loyal customer base, a strong reputation, and **untapped potential**, this is a rare chance to take over a thriving business and make it your own. Whether you're an experienced publican or an ambitious entrepreneur, this is a golden opportunity to grow a hospitality business in a prime location.

### Reason for Sale:

Owner is retiring, making this a perfect time for a new chapter in The Crown Inn's story.

### Financial Information:

Detailed rental income and turnover figures will be provided upon viewing. The current owner prefers to share this confidential information directly with serious prospective buyers to ensure privacy and discretion.

**The accommodation briefly comprises:**  
(all dimensions are approximate)

**MAIN ENTRANCE :** To side of building to:

**PORCH** 9' 0" x 3' 3" (2.74m x 0.99m): Door to:

**'L'-SHAPED GAMES ROOM** 18' 6" x 19' 7" max 11. 6" min (5.63m x 5.96m max 3.50m min): Pool table area. Doors to W.C.'s, dining seating area, outside seating area and beer garden.

**ENCLOSED DARTS AREA** 10' 1" x 6' 2" (3.07m x 1.88m):

**LOUNGE/DINING SEATING AREA** 1 20' 2" x 14' 8" (6.14m x 4.47m): Doors to back of bar and catering kitchen opening up to:

**LOUNGE/DINING SEATING AREA** 2 14' 4" x 10' 6" (4.37m x 3.20m):

**BAR/DINING SEATING AREA** 3 16' 3" x 31' 0" (4.95m x 9.44m): Bare counter and back bar to one end. Multi fuel cast iron fire place set within brick chimney.

**CATERING KITCHEN** 20' 0" x 8' 6" (6.09m x 2.59m) max: Fitted with a range of laminated base and eye level units with tiled splashbacks. Stainless steel tables. Large extractor system with cooking appliances below. Tiled floor. Door to:



**PREP ROOM/WASHING UP** 7' 11" x 13' 3" (2.41m x 4.04m): Fitted with a range of laminated base and eye level units with tiled splashbacks. Double bowl stainless steel sink unit. Integrated washing machine. Tiled floor.

**W.C.s :**

**Male :** Urinal. Tiled walls and floor. Wash hand basin. Door to cubical with low level W.C.

**Female :** Two inset wash hand basins. Two cubicles with low level W.C.'s. Tiled walls. Make up or other counter with mirrors above.

**Outside :**

**SMOKING AREA** 8' 1" x 5' 2" (2.46m x 1.57m): Constructed of timber with timber bench. Laminated roof panels.

**BEER GARDEN :** Flagged patio with 4 timber picnic tables. Access to:

**REAR PRIVATE CAR PARK :** Space for 8/9 vehicles. Accessed via Church Street.

**Flat 1 :**

**SEPARATE ENTRANCE :** Composite door to:

**DINING AREA** 11' 0" x 10' 6" (3.35m x 3.20m): PVCu double glazed window. Radiator.

**KITCHEN** 12' 0" x 12' 5" (3.65m x 3.78m): PVCu double glazed window. Fitted with base and eye level units incorporating breakfast bar, hob and oven with extractor over. Space for under unit white goods. Tiled splashbacks. Radiator. Tiled floor.

**LOBBY :** Door to boiler cupboard. Door to:

**BATHROOM** 6' 8" x 12' 9" (2.03m x 3.88m): PVCu double glazed opaque window. White suite comprising: Low level W.C., pedestal wash hand basin, panelled bath and separate shower enclosure. Partly tiled walls. Radiator. Tiled floor.

**LOUNGE** 15' 1" x 10' 6" (4.59m x 3.20m): PVCu double glazed window. Fire surround. Door to lobby. Door to:

**BEDROOM** 17' 0" x 16' 6" (5.18m x 5.03m): PVCu double glazed windows to three aspects. Brick fireplace. Radiator.



**Flat 2 :**

**ENTRANCE :** PVCu double glazed door to:

**KITCHEN/DINER** 35' 6" x 8' 2" (10.81m x 2.49m) : Velux roof light. PVCu double glazed window. Fitted with a range of base and eye level units with built in breakfast bar. Electric hob with oven below and extractor above. Space for under unit white goods. Tiled splashbacks. Radiator. Fitted storage cupboard. Tiled floor.

**BEDROOM ONE** 16' 3" x 8' 1" (4.95m x 2.46m) : PVCu double glazed window. Radiator.

**INNER HALL :** Door to:

**LOUNGE** 16' 4" x 14' 0" (4.97m x 4.26m) : PVCu double glazed window. Fireplace. Radiator.

**BATHROOM** 10' 6" x 9' 1" (3.20m x 2.77m) : PVCu double glazed opaque window. White suite comprising: Low level W.C., wash hand basin tub bath and large shower enclosure. Tiled walls and floor.

**BEDROOM TWO** 11' 8" x 9' 7" (3.55m x 2.92m) : PVCu double glazed window. Radiator. Door to walk in cupboard.

**TENURE :** Freehold (subject to solicitor's verification).

**RATEABLE VALUE :** £4,300.

**VAT :** Not applicable.

**SERVICES :** All mains services are connected (although not tested)

**VIEWING :** Strictly by appointment through sole selling agent **TIMOTHY A BROWN.**

**LOCAL AUTHORITY:** Cheshire East **TAX BAND:** A

**PROOF OF IDENTITY :** To comply with Money Laundering Regulations, on acceptance of an offer for purchase or letting, the buyer or prospective tenant will be required to provide identification to Timothy A Brown.

**DIRECTIONS:** SATNAV ST7 4NT

