



## The Paddock Penally Tenby SA70 7NR

£795,000

Pub, 4 Bed House, Car Park  
Freehold

A fantastic opportunity to acquire a substantial freehold property, comprising a pub, 4-bedroom house, and large carpark, in heart of the picturesque village of Penally.

The character pub has feature stone walls and fireplace, with spacious bar/dining area, plus a function room upstairs with a fully fitted commercial kitchen. Outside to the front of the property is a good size seating area, and to the rear is a large car park for customers.

There is a semi-detached house and garage adjoined, making an ideal opportunity for additional income or staff accommodation.



LOCK HOUSE C.1750



Regulated by R.I.C.S. Giles Birt, B.Sc., M.R.I.C.S



- **Pub and Restaurant**
- **4 Bedroom House**
- **Fully Furnished Commercial Areas**
- **Village Location**

- **Sunny Patio Area**
- **Large Car Park**
- **Function Room**
- **Fully Equipped Kitchen**

#### Bar Area/Dining Area

Large 'L' shaped bar with dining area to one end and large solid wood sash windows to the front and side. Bar area has a number of integral fridges, glass washer and ice machine. A door leads through to the storeroom with a small office to the side. Stairs to the first-floor restaurant and function room.

#### Rear Entrance

Rear entrance to Ladies and Gents toilets, with separate stairs leading to the first floor.

#### Restaurant/Function Room

First floor restaurant/function room has a large apex beamed ceiling, a number of windows to the front and rear and a fire door to the rear car park. Additional space with pool table. Access to kitchen.

#### Kitchen

Large catering kitchen is fully equipped with all the relevant grills, oven, hobs, microwaves etc. To the rear is a wash up area with stainless steel sinks, windows to the rear, a number of fridges and fire exit which leads out to the rear.

#### Cellar

Doors off the car park lead to the cellar with a freezer room off and a further store cupboard to the rear.

#### Outside

Outside there is a large car park to the rear and to the front is a sunny patio with a good size seating area.

#### Games Room

To the side of the pub is a games room, previously used as a bakery. There are double doors to the front and rear, and internal doors leading into the pub and to the house.

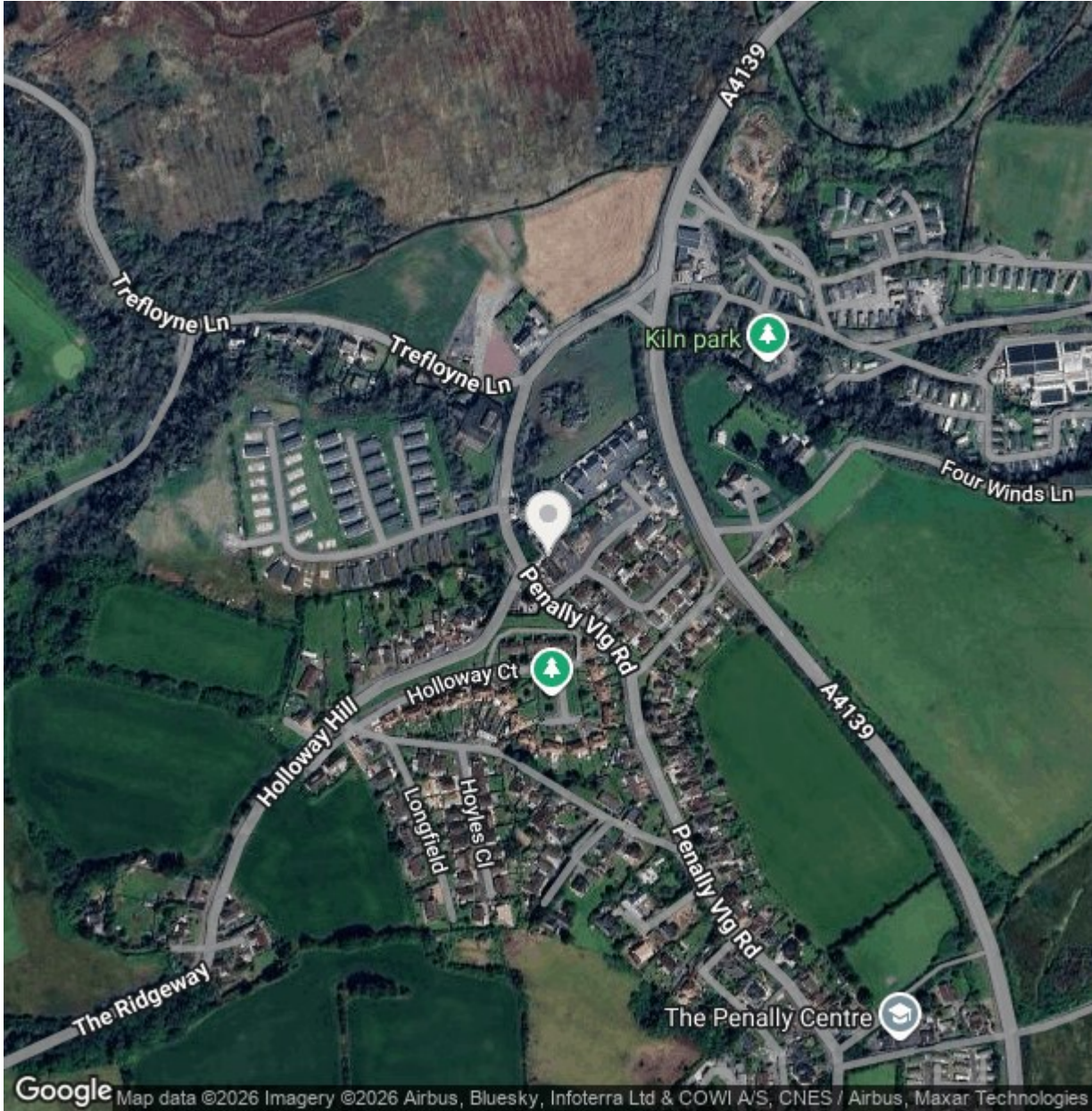
#### House

The house has 4 bedrooms, family bathroom, and

open plan lounge/ kitchen. There is a garage to the side, ideal for storage, as there is parking to the front, separate to the pub's car park.

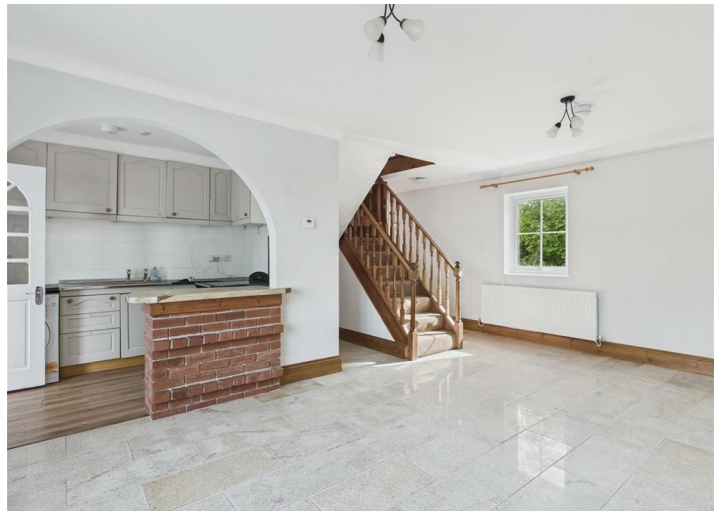
#### EPC - Pub

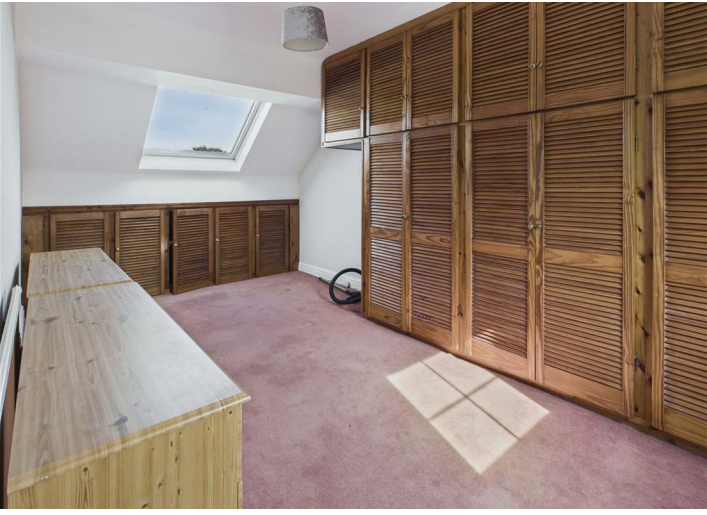
The energy performance rating is C (59) and the agent is able to provide a full copy of the report.











# Floor Plan

## GROUND FLOOR



## 1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
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