



CHAFFERS
ESTATE AGENTS



The Crown Inn

Gillingham, SP8 5JS

Freehold Village Public House with Accommodation & Holiday Lets – East Stour, Dorset

An excellent opportunity to acquire a well-established freehold public house in the desirable village of East Stour, set in the heart of the Dorset countryside. This versatile property offers a blend of lifestyle and income potential, featuring a traditional pub with owners' accommodation and two holiday let flats generating additional revenue.

Guide Price £595,000 Freehold

Council Tax Band: B

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DESCRIPTION

Freehold Village Public House with Accommodation & Holiday Lets – East Stour, Dorset

An excellent opportunity to acquire a well-established thriving freehold public house. The current owners of 33 years are now looking to retire. Located in the desirable village of East Stour, set in the heart of the Dorset countryside.

This versatile property offers a blend of lifestyle and income potential, featuring a traditional pub with owners' accommodation and two holiday let flats generating additional revenue.

The main building comprises a welcoming bar area with log burning fire, seating 30, plus standing, a restaurant/dining room seating 30 and a skittle alley—ideal for private functions and community events; plus additional seating for dining making a total of 120 covers. A commercial kitchen and cellar service the pub efficiently, making it suitable for continued

hospitality use or potential redevelopment (subject to permissions).

Above the pub is a spacious two-bedroom apartment, perfect for owner-occupation or staff accommodation. To the side of the main property are two self-contained two bedroom flats, currently used as successful holiday lets, offering a steady supplementary income.

This is a rare chance to invest in a charming rural business with multiple income streams, positioned in a popular village setting with strong local support and year-round visitor appeal.

OUTSIDE

To the front of the pub there are some patio areas with additional seating which are perfect for the lighter evenings. A large car park is conveniently located directly opposite the property, providing ample parking for guests and visitors.

LOCATION

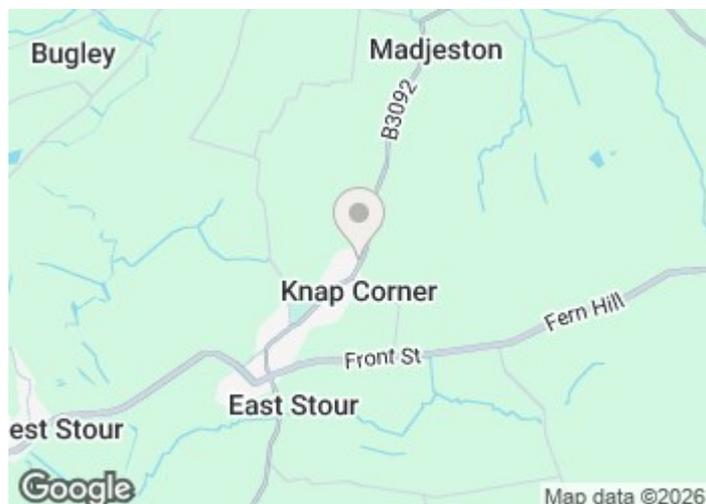
East Stour is a popular residential village located approximately 3 miles from Gillingham, 5 miles from the Saxon hilltop town of Shaftesbury and 6 miles from Sturminster Newton. The village has a highly regarded Farm Shop / Restaurant, an active village hall with adjoining recreation ground, 2 pubs and parish church. A primary school is available at nearby Woodville and a main line station in Gillingham (Exeter ~ Waterloo).

ADDITIONAL INFORMATION

Services: Mains Water, Electricity & Drainage.
Council Authority: Dorset Council ~ Council Tax Band: B

Caution: NB All services and fittings mentioned in these particulars have NOT been tested and hence we cannot confirm that they are in working order.

Energy Performance Certificate: Rated: E
Stock at valuation



Directions

From our Gillingham office turn right onto the High Street. At the roundabout take the first exit, then turn right at the traffic lights. Continue on this road towards East Stour. As you approach East Stour and coming down the hill the pub will be found on your right with the parking on the left hand side.



Floor Plan: Not to scale ~ For identification purposes only.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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