



The New Inn

Viney Hill, Lydney, GL15 4LZ

£600,000

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An opportunity to purchase a well known and respected local property – The New Inn which currently hosts the owners and their restaurant/pub business.

The current owners have been trading for the past 25 years or so and are looking to take the opportunity to retire. The property hosts numerous rooms used for the business and a further four dwellings used for letting, providing steady income.

Each of the letting dwellings return £100 + per night and are marketed through AIR BnB and Sykes Cottages.

There is ample parking for numerous visitors and 4 loose boxes to the rear which are used for storage. Drainage is supplied via a private water treatment plant.

The location is superb being on the fringes of woodland, ideal for walking and cycling and well placed to attract customers from all areas.

Details of income received from the business will be disclosed to serious interested parties upon viewing.



PUBLIC HOUSE & RESTAURANT

Entrance Lobby:

4'5" x 4'0" (1.35m x 1.22m)

With door leading into the main bar area.

Bar Area:

20'2" x 17'6" (6.16m x 5.34m)

Having windows to the front aspect, exposed stone walls, the bar area hosts the usual bar facilities, bar seating area, window to the side aspect and door to the pub gardens.

Dining Area:

22'11" x 11'1" (7.00m x 3.38m)

Located off the main bar area with radiator and window.

Commercial Kitchen:

16'5" x 10'0" (5.01m x 3.07m)

Having a range of stainless steel commercial units, worktop space and storage, sink unit, extractor hood.

Side Hallway (Off of Bar Area):

14'3" x 2'9" (4.35m x 0.84m)

Access to the ladies, gents and disabled toilet facilities, laundry room, door to outside, radiator.

Lounge Bar:

20'9" x 11'8" (6.33m x 3.58m)

With window to the front, access through to the main restaurant area.

Restaurant Area:

41'2" x 16'7" (12.57m x 5.08m)

With windows to front and side, door to front, access to commercial kitchen, glazed doors to the sun terrace, stone walling, several radiators and bar serving area.

Sun Terrace/BBQ Area:

39'10" x 22'8" (12.14m x 6.91m)

With seating for a minimum 40 guests and views across the area.

Inner Hallway (Off Dining Area):

9'11" x 6'2" (3.03m x 1.88m)

With stairs to the first floor living accommodation.

Stairs to First Floor:

First Floor Private Living Area:

5'1" x 4'6" (1.57m x 1.38m)

Door into landing area/study.

Landing Area/Study:

15'0" x 6'7" (4.58m x 2.02m)

Landing area with access to all first floor private rooms, space for an office area, window to front.

Lounge/Dining Room:

11'7" x 10'2" (3.54m x 3.10m)

Window to front and radiator.

Bedroom One:

11'10" x 11'2" (3.61m x 3.41m)

Window to front and radiator.

Bedroom Two:

11'4" x 7'10" (3.47m x 2.40m)

Window and radiator.

Bathroom:

11'8" x 8'5" (3.56m x 2.58m)

With three-piece suite including WC, bath and wash hand basin.

Basement:

Range of storage rooms.

Holiday Let - Badgers Sett:

Approached via UPVC double glazed door into:

Open Plan Kitchen/Living Area:

15'5" x 12'11" (4.72m x 3.94m)

A range of wall units, base units & drawers, worktop, stainless steel sink with drainer unit, tiled splashbacks, spotlights & power, UPVC double glazed window, smoke alarm, doors to both bedrooms & shower room.

Bedroom One:

10'5" x 10'0" (3.18m x 3.07m)

Spotlights, power, radiator, wood effect flooring.

Bedroom Two:

9'6" x 7'1" (2.91m x 2.16m)

Spotlights, power, radiator, wood effect flooring.

Shower Room:

6'7" x 5'0" (2.02m x 1.53m)

Double shower cubicle, vanity unit with inset sink, W.C., frosted UPVC double glazed window, tiled walling, heated towel rail, mirror with shelving, spotlights & power, extractor fan.

Holiday Let - Deers Leap:

Approached via a UPVC double glazed door into:

Open Plan Kitchen/Living Area:

11'7" x 10'9" (3.54m x 3.29m)

A range of wall units, base units and drawers, shelving, worktop, stainless steel sink with drainer, radiator, wood effect flooring, spotlights, smoke alarm, power, extractor fan, door to bedroom.

Bedroom:

10'8" x 8'8" (3.27m x 2.66m)

Wood effect flooring, radiator, spotlights, smoke alarm, frosted window, power, door to en-suite.

En-Suite:

5'6" x 5'0" (1.69m x 1.53m)

Shower cubicle, W.C., wash hand basin, heated towel rail, tiled flooring, tiled walls, spotlights, extractor fan.

Holiday Let - Rabbits Warren:

Approached via a UPVC double glazed door into:

Open Plan Kitchen/Living Area:

13'2" x 6'8" (4.02m x 2.05m)

A range of wall units, base units and drawers, worktop, tiled splashbacks, wood effect flooring, radiator, UPVC double glazed window, spotlights, power, extractor fan, doors to bedroom & shower room.



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You may also incur fees for items such as leasehold packs and, in addition, you will also need to check the remaining length of any lease before you complete a mortgage application form.

Please ask a member of our team for any help required before committing to purchase a property and incurring expense.

Road Map

Hybrid Map

Terrain Map



Floor Plan



Viewing

Please contact our Lydney Office
on 01594 368202 if you wish to arrange a viewing appointment for
this property or require further information.



Energy Efficiency Rating

Rating	Score Range	Color	Description
A	(92 plus)	Green	Very energy efficient - lower running costs
B	(81-91)	Light Green	
C	(69-80)	Yellow-Green	
D	(55-68)	Yellow	
E	(39-54)	Orange	
F	(21-38)	Red-Orange	
G	(1-20)	Red	Not energy efficient - higher running costs

EU Directive 2002/83/EC.

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