



# George Inn

Chardstock, Axminster, Devon, EX13 7BX



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## **A Beautiful 15th Century Thatched Inn**

**Situated in the Affluent & Pretty Village of Chardstock, 4 Miles from the Market Town of Axminster**

**Main Bar, Locals Bar, Snug and Games Room**

**Restaurant, Commercial Kitchen, Trade Gardens and Car Park**

**Four En-Suite Letting Rooms in Separate Detached Annexe and Three Bed Owners Accommodation**

### **LOCATION**

Chardstock is an attractive and affluent village located on the eastern edge of Devon, close to Somerset and Dorset borders, situated just off the A358 road between Chard and Axminster. The village is surrounded by woodland and farmland and is within the Blackdown Hills area of outstanding natural beauty. The village church dates from the 19th Century and the pub is very much the focal point of the village.

The market town of Axminster is approximately 4½ miles to the south of Chardstock and is famous for its connections with the Axminster carpet which originated from the town. Chard is approximately 3 miles to the north of Chardstock and is well linked with the rest of the South West by the A30 and the A303. The area has many places to visit, with several visitor attractions, historic buildings and gardens nearby.

### **DESCRIPTION**

The George Inn is a fantastic example of a 15th Century Grade II Listed Thatched Village Inn. The construction is of stone with a thatched roof and the property has been tastefully extended to the rear. The Annexe was built in the 1980's and is an attractive addition to the rear of the premises, creating a courtyard effect between the two buildings. The premises benefits from seating areas both to the front of the Inn, together with the courtyard and trade gardens to the rear. The pub benefits from a large car park to the rear with parking for approximately 30 cars.

Ref No: 2435

**Guide Rent of £35,000 Per Annum - Nil Premium - Leasehold**

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*The accommodation briefly comprises:-*

Front door to **ENTRANCE PORCH** with glazed door to:-

## **MAIN BAR**

Windows to the front, open fireplace with stone surround and cast iron log burner, beamed ceiling, attractive timber screening and timber clad walls. Central timber topped **BAR SERVERY** with brick frontage and timber built back bar with shelves for bottle storage. Oak flooring.

## **SNUG**

Mullioned window to the front, oak flooring, beamed ceiling, inglenook fireplace with timber and stone mantle over.

From the main bar, timber screening to:-

## **'LOCALS BAR'**

Continued in the same style with painted exposed stone walls, exposed ceiling beams and sharing the Bar Servery.

Short staircase to:-

## **GAMES ROOM**

Carpeted, door and window to the rear porch. Part exposed stone walls, beamed ceiling.

Door to:-

## **GENTS CLOAKROOM**

With non-slip flooring, window to the rear, single cubicle with close couple WC, stainless steel trough urinal, wash hand basin.

## **LADIES CLOAKROOM**

Window to the rear, single cubicle with close couple WC, partly tiled walls, inset wash hand basin, tiled splashback.

Off the rear of the main bar door to:-

## **BEER CELLAR**

With double door to the rear for deliveries.

Off the rear of the main bar is a service door to the kitchen and door to:-

## **LADIES CLOAKROOM**

Single cubicle with close couple WC, partly tiled walls, vanity unit with inset wash hand basin and tiled floor.

To the left of the main door, doorway to:-

## **RESTAURANT/DINING ROOM**

Attractive mullioned window to the front, windows and French doors to the rear to trade garden. Oak flooring, exposed stone walls, open fire with brick surround and chimney breast over.

## **STORE ROOM**

Gas central heating boiler.

Leading to:-

## **'L' SHAPED PREPARATION ROOM**

With non-slip flooring, door to rear courtyard.

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Door to:-

## COMMERCIAL KITCHEN

### WASHING AREA

Connecting service passage to main bar.

Off the rear preparation area there is a door to:-

### LARGE 'L' SHAPED CHEF'S DRY STORE

To the rear of the main bar, stairs to the **FIRST FLOOR** with access to:-

### OWNERS ACCOMMODATION

Recently redecorated and arranged as:-

### LOUNGE

Window to the front, stripped floorboards, feature fireplace with stone surround.

### BEDROOM

Double bedroom, window to the front.

### SECOND BEDROOM

Small double bedroom, window to the rear overlooking the trade garden, with views over the surrounding countryside.

### BATHROOM/WC

### SEPARATE WC

### OFFICE/SINGLE BEDROOM

### DOUBLE BEDROOM

Good size room, window to the front. Beamed ceiling and door to:- **EN-SUITE SHOWER ROOM.**

### OUTSIDE

To the rear of the Restaurant there is an attractive level lawned **TRADE GARDEN** with surrounding fence. Steps up to a further level lawned. Adjacent to this is a **LARGE TARMAC & GRAVELLED CAR PARK** with parking for approximately 30 cars.

To the rear of the main building there is an attractive cobbled **TRADE AREA** and a good sized smoking shelter with tiled roof and seating. The George also has a large **DOUBLE SKITTLE ALLEY/FUNCTION ROOM** with twin alleys and its own **BAR** and **CLOAKROOMS.**

### LETTING ACCOMMODATION ANNEXE

An attractive two storey stone built property with main door access and central stairwell.

### 4 EN-SUITE LETTING ROOMS

Arranged over 2 floors specifically:-

### KITBRIDGE

Double room with **EN-SUITE.**

### CHARDSTOCK

Double room with **EN-SUITE.**

### BURRIDGE

Twin room with **EN-SUITE.**

### COTLEY

Double room with **EN-SUITE.**

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## GENERAL INFORMATION

### RATEABLE VALUE

2017 List: £30,800 Council Tax Band A. For further information, we advise you to contact the Local Authority, East Devon District Council Tel. 01395 516551.

### TENURE

We are advised that the premises will be offered on a new Free of Tie lease from the Wellington Pub Company for a term of 20 years with index-linked annual rent reviews together with open market rent review every five years, full repairing and insuring covenants and at a rent to be agreed with the landlords.

A deposit will be required equivalent to three months rent plus VAT. **Guide Rent of £35,000 per annum.**

Applicants will be required to provide detailed background information and a business plan to be approved by the lessors.

A personal licence is also necessary. References and a credit check will also be applied for.

### SERVICES

We have been informed that the premises are connected to mains electricity, water and sewerage. LPG is used for cooking and central heating.

### EPC AWAITED

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