

Queens Head

Freehold

Offers in the Region of £225,000 Excluding VAT



Queens Head, Sarn, Malpas, Cheshire, SY14 7LN

AT A GLANCE

- DELIGHTFUL TRADITIONAL COUNTY PUB
- THREE BEDROOM DOMESTIC ACCOMMODATION
- PICTURESQUE VIEWS OVER WYCH BROOK
- CAR PARK AND BEER GARDEN
- OVERALL SITE AREA C. 0.221 ACRES



Property

The Queens Head is a traditional two and three storey detached country pub, of rendered elevations beneath a pitched tiled roof, with a single storey flat roof extension to the side. The accommodation briefly comprises an entrance hall providing access to Main Bar, with central timber bar servery, loose and fixed furnishings, feature open fireplace with exposed stone surround, private dining room with approximately 15 covers and feature red brick fireplace. Games Room, with tiled flooring, small bar servery and space for pool table, darts throw and an open coal fireplace. The pub also benefits from Ladies & Gents W.C.s, a commercial kitchen and beer cellar.

The private accommodation is situated over the first floor and briefly comprises three bedrooms, lounge, kitchen and bathroom. The loft has also previously been used as additional bedrooms although that area has not been occupied for some time and would require refurbishment.

To exterior the pub has a delightful stone paved patio area to the rear, overlooking Wych Brook. The area is covered and provides external seating for c. 36. Adjacent is a lawned beer garden providing additional exterior seating; two brick built outhouses used for storage (originally the changing rooms for Sarn Road F.C.); and a car park providing parking for up to six vehicles. The total site area is approximately 0.221 acres.

Planning

We are advised that the property is neither Listed nor located within a conservation Area, but is situated within a flood zone. Prospective purchasers are advised to make their own enquiries.

The Business

The vendor has not occupied the property and does not have knowledge of the day to day running of the business and therefore does not have access to any accounts or trading information.

Rates & Charges

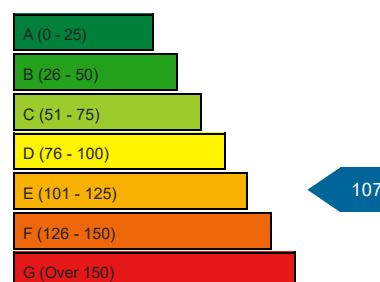
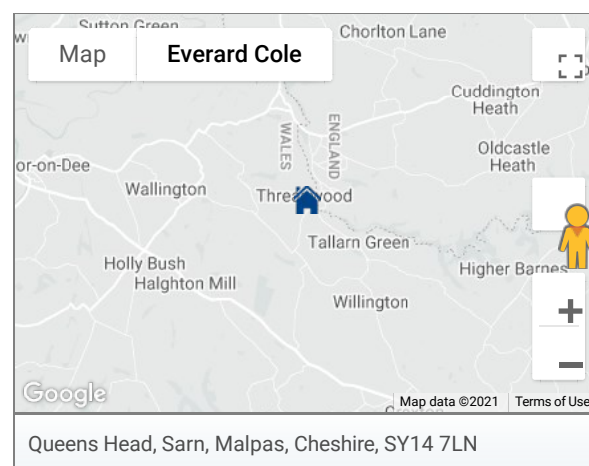
Rateable Value has been assessed at £5,000.

Fixtures & Fittings

No fixtures and fittings will be warranted with this sale and an inventory cannot be provided. The property is being 'sold as seen' and any items left on the day of completion will be inherited by the purchaser excluding any third party items such as games machines or beer raising equipment.

Location

The Queens Head sits right on the Wych Brook, which is the border between England from Wales, in the delightful hamlet of Sarn. The word Sarn means a ford or a causeway which is now a bridge. The pub is situated on the Threapwood bank of the Wych Brook where the brook exits Sarn Mill. The pub set in a lovely countryside location on the Welsh/English border with the popular village of Malpas approximately 4 miles away, which has further amenities including several schools, restaurants and pubs, and a selection of shops. Whitchurch is less than 8 miles away and is a busy historical market town which sits on the Shropshire/Cheshire/Clwyd borders and benefits from a variety of local independent shops, schools, three large supermarkets and other major retailers. Whitchurch train station is on a direct line between Crewe and Shrewsbury with onward connections to Manchester, Birmingham and London plus other major cities.



Viewing and Further Information



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Considering SELLING, BUYING, or want a VALUATION?

Contact Everard Cole for no obligation, professional and confidential advice.