



THE BREWERY TAP

Barley Croft End, Furneux Pelham, Buntingford, SG9 0LL

FREEHOLD: 550,000 | REF: 3858304

KEY HIGHLIGHTS

- Grade II Listed Pub
- Bar & Restaurant 60+ covers
- Mature beer garden and play area 150+ covers
- T/O y/e Oct 2024 £577,000
- Two bedroom accommodation
- Large car park. EPC Instructed.



DESCRIPTION

The Brewery Tap is a beautifully restored Grade II Listed detached public house, thoughtfully renovated by its current owners to combine period charm with modern hospitality.

This characterful property offers 60 covers across two floors, with traditional interiors that retain original features while introducing tasteful contemporary finishes. The flexible bar and dining areas make it ideal for both intimate dining and larger gatherings.

Outside, the pub boasts an impressive garden with seating for up to 150 covers, a covered patio area, and a children's play area, making it a popular destination for families and outdoor diners. A standout feature is the wood-fired pizza oven, fully set up for both takeaway and eat-in service, adding a versatile dining option.

The garden also includes a self-contained ground-floor unit, currently operating as a café during hours when the pub is closed offering additional income potential and flexibility for future use.

To the side of the property is a large private car park with space for 20+ vehicles.

This is a rare opportunity to acquire a landmark village pub with strong community ties, excellent facilities, and significant scope for continued hospitality.

LOCATION

Furneux Pelham is a picturesque and historic village in the East Hertfordshire countryside, just six miles from Bishop's Stortford. Surrounded by open fields and scenic footpaths, it offers a rural lifestyle with excellent access to nearby towns, cities, and transport links.

The village is rich in heritage, with over 50 listed buildings, including the beautiful 13th Century Church of St Mary the Virgin and the impressive 16th Century Furneux Pelham Hall.

Furneux Pelham is well-connected, with Bishop's Stortford six miles away, Cambridge 24 miles, and London around 40 miles (approximately one hour by car or train via Bishop's Stortford). London Stansted Airport is also conveniently located just 12 miles away, offering easy access to international travel.

GROUND FLOOR

The ground floor comprises a traditional bar area with original features, including a working fireplace and informal bar seating. Adjacent to the bar is a restaurant dining area with capacity for approximately 40 covers, arranged to accommodate both small and larger groups.

To the rear of the property is a fully equipped commercial kitchen, along with dedicated wash-up facilities. The ground floor also includes customer toilet facilities, all maintained to a high standard and suitable for public use.

OTHER FLOORS

The first floor provides additional dining space for a minimum of 20 covers, suitable for private functions or overflow seating. This area is supported by a customer WC, offering convenience for guests dining upstairs.

In addition to the public areas, the upper floor includes two bedrooms, currently used as staff accommodation, along with a shared bathroom. A dry store is also located on this level, providing practical storage space for non-perishable goods and supplies.



FIXTURES & FITTINGS

All trade fixtures and fittings are included in the sale, except for some personal effects. An inventory will be provided once an offer has been accepted.

STAFF

The business benefits from a complement of staff who are subject to TUPE and will transfer with the business.

TENURE

Freehold.

BUSINESS RATES

The Rateable Value as per the April 2023 Ratings List is £16,000.

TRADING INFORMATION

Turnover to year end October 2024 was £577,000 based on a five day week operation.

Further accounting information available on request.

TRADING HOURS

The Brewery Tap currently trades Wednesday - Sunday from Midday.

EXTERNAL DETAILS

The property benefits from a large private car park to the side, offering space for 20+ vehicles. To the rear, a generous garden area provides seating for up to 150 covers, including a covered patio and a children's play area, making it ideal for family-friendly dining and events.

A wood-fired pizza oven is installed in the garden, fully operational for both takeaway and eat-in service. Additionally, the garden includes a self-contained ground-floor unit, currently used as a café during hours when the main pub is closed, offering further commercial flexibility.

The site also includes a dedicated storage building, which houses walk-in fridge and freezer units, providing essential cold storage capacity to support the kitchen and outdoor operations.

THE OPPORTUNITY

The Brewery Tap presents a rare opportunity to acquire a well-positioned, Grade II Listed freehouse in the heart of Furneux Pelham. Under the stewardship of a local family with limited hospitality experience, the business has seen year-on-year growth in turnover, having been successfully revived from closure. This demonstrates strong local demand and untapped potential.

The property is ideally suited to an experienced operator with a background in both food and beverage, and a good understanding of the local area. With its extensive internal and external dining capacity, self-contained café unit, and versatile facilities, the site offers significant scope for further development and revenue growth.

REGULATORY

Premises Licence. Any prospective purchaser must have a Personal Licence and apply for transfer of Premises Licence at their own expense.





Furneux Pelham, Buntingford, SG9

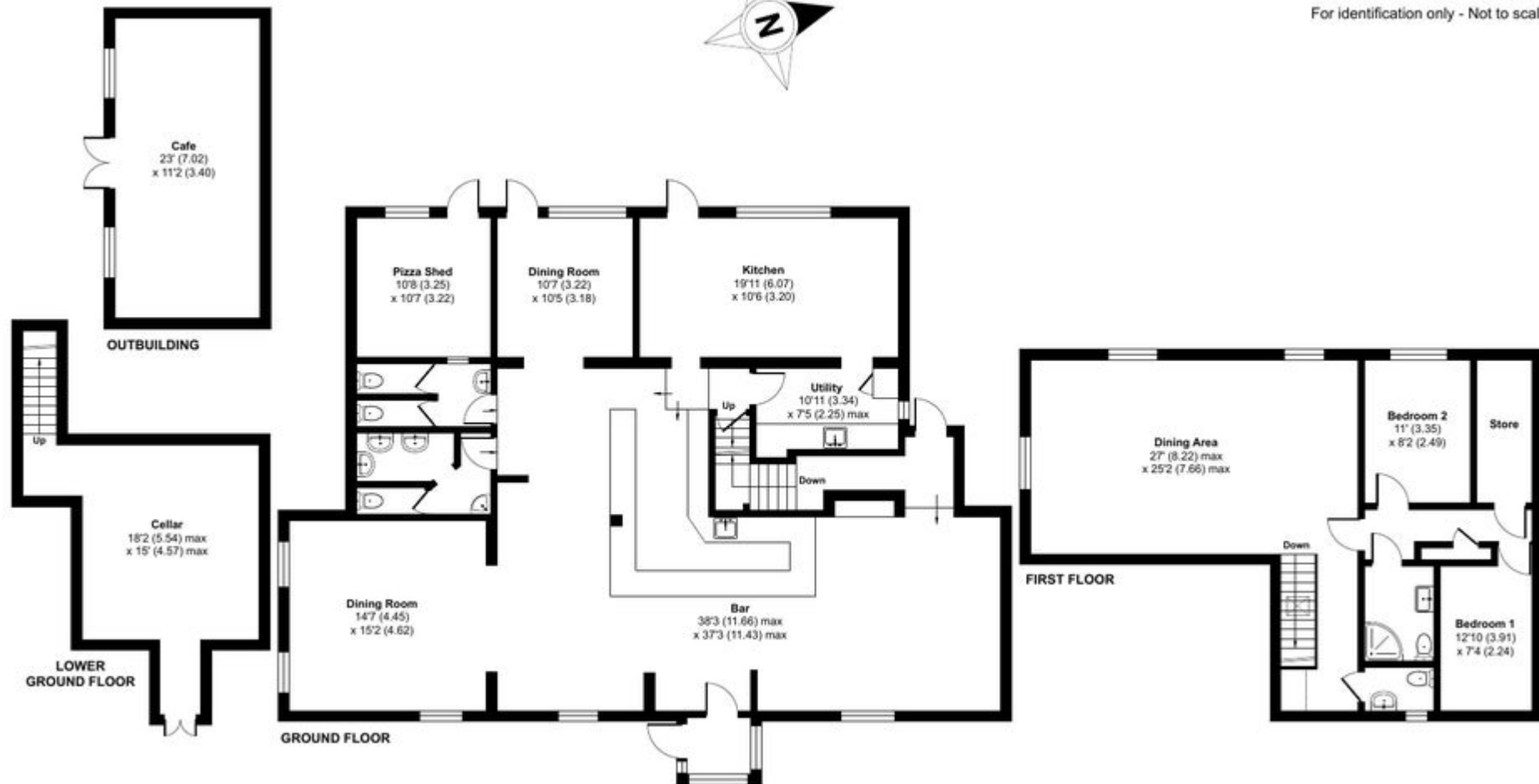
Approximate Area = 2885 sq ft / 268 sq m

Limited Use Area(s) = 6 sq ft / 0.5 sq m

Garage = 257 sq ft / 23.8 sq m

Total = 3148 sq ft / 292.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Christie Owen & Davies Pic. REF: 1323605



DEBT & INSURANCE ADVISORY

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Christie Finance has over 40 years' experience specialising in sourcing commercial finance. We can offer support throughout the whole buying process, working tirelessly on your behalf to deliver effective funding solutions on a timely basis. We can offer both secured and unsecured lending solutions to suit potential buyer requirements.

CONTACT

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CONTACT

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:



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