



THE RACEHORSE INN

43 High Street, Catworth, Huntingdon, PE28 0PF

FREEHOLD: £385,000 | REF: 1456975

KEY HIGHLIGHTS

- Detached village pub on corner plot
- Grade II Listed. 150 covers
- Four versatile trading areas
- Four bedroom owners accommodation
- Development opportunity (STPP)
- Large car-park. Energy Rating D



DESCRIPTION

The Racehorse Inn in Catworth is a Grade II Listed, detached, two-storey public house built in the mid-19th Century. Constructed from painted brick with a low-pitched slate roof and end chimney stacks, the building features a symmetrical double-fronted façade.

Internally, the property features a multi-area lounge bar, a quarry-tiled snug bar, previously equipped with a pool table and a large restaurant area. The interior retains much of its period charm, including log fireplaces, and offers a warm, traditional atmosphere.

Access is typically via a rear car park, and the layout supports both casual dining and community events.



LOCATION

Catworth is a picturesque village in Huntingdon, Cambridgeshire, offering a rural lifestyle with excellent connectivity. Just nine miles from Huntingdon and within easy reach of Cambridge, Northampton, and London via the A14 and A1(M), it's ideal for commuters. The village features a mix of traditional and modern homes, a refurbished village hall and a range of recreational facilities including a sports field and a children's play area. Families benefit from access to several well-rated primary and secondary schools nearby, including both state and independent options. Catworth is a desirable location for families, professionals, and retirees alike.

Catworth is well-connected; located approximately nine miles west of Huntingdon, 29 miles from Cambridge, 70 miles from London via the A1(M) and A14), and 45 miles from Northampton. The village benefits from excellent road links via the A14 and A1(M), and the nearest mainline train station in Huntingdon offers direct services to London King's Cross in under an hour, making Catworth a practical choice for commuters seeking countryside living.

INTERNAL DETAILS

The interior of the Racehorse Inn comprises a traditional bar, a locals' snug, a sports bar, and a restaurant area, collectively accommodating up to 150 covers.

The ground floor includes customer toilets and a large commercial kitchen space, although the kitchen is currently unfitted. This layout offers flexibility for a range of hospitality uses, from casual dining to a more formal restaurant service.

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.

OWNER'S ACCOMMODATION

The first floor offers spacious owners' accommodation, comprising four bedrooms, a reception room, a modernised kitchen, and bathroom.



EXTERNAL DETAILS

To the rear of the dining room, doors open onto a pleasant patio area ideal for outdoor dining. The property also benefits from a large customer car park. Additionally, the current owners have constructed a self-contained, luxury three bedroom home at the rear of the plot. While this residence is not included in the asking price, the owners are open to negotiation regarding its inclusion.

TRADING INFORMATION

As the Racehorse Inn is currently not trading, there are no staff employed, operating hours in place, or financial accounts available.

DEVELOPMENT POTENTIAL

Subject to planning permission, this generous corner plot presents a prime development opportunity, similar to other successful projects recently completed in the village.

THE OPPORTUNITY

The Racehorse Inn has been owned by the current proprietors for over 35 years. After being closed for approximately five years, it was recently reopened as a café and local shop. The property presents a compelling opportunity for an experienced operator to revive the village pub, restoring it as a vibrant community hub. With extensive trading areas and spacious accommodation, the site offers significant potential for a successful hospitality venture.

TENURE

Freehold.

BUSINESS RATES

The Rateable Value as per the February 2024 Ratings List is £9,500. Confirmation of actual rates payable should be sought from the Local Authority.

REGULATORY

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









High Street, Catworth, Huntingdon, PE28

Approximate Area = 5176 sq ft / 480.8 sq m

Outbuilding = 51 sq ft / 4.7 sq m

Total = 5227 sq ft / 485.5 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 Plc. REF: 1326146



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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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CONDITIONS OF SALE

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