



Manor House Inn

Ref: 3451483

Wraxall Road, Ditcheat, BA4 6RB

Freehold: £625,000

AA 5-Star guest accommodation

Significant potential to increase trade

Outside seating c.130 covers, car park

Two function rooms on two levels

Staff/owners accommodation

Closed with Vacant Possession, Energy Rating C





Location

Located in the affluent village of Ditchat in the Mendip district of Somerset; four and a half miles from Bruton and two and a half miles north-west of Castle Cary. The parish of Ditchat incorporates three hamlets: Wraxall, Alhampton and Sutton. Ditchat is one and a half miles west of the A37, connecting Bristol and Yeovil, with the A371 one mile east connecting Shepton Mallet and Wincanton.

The village has a resident population of around 750, with the Manor House Inn next to the church and opposite the main stores and Post Office. Ditchat is also home to Barber's Farmhouse cheese makers and is also well-known as the home to stables operated by Paul Nicholls, trainer of Cheltenham Gold Cup winning horses. There are plenty of nearby tourist attractions including Royal Bath and West Showground at Shepton Mallet as well as Wells Cathedral and city, Glastonbury, the Somerset Levels, Longleat, Stourhead and the Roman city of Bath.



Description

The property occupies a rectangular-shaped corner site, extending in total to approximately half an acre. The property dates from the 1600s, although there have been later extensions and additions over the years. The main building has many attractive period features with local red brick elevations with some arched windows. The main building is arranged over two storeys, a pitched roof with tiles part hidden by brick, parapet edging with mostly leaded light, single-glazed windows featuring stone sills and mullions. There is a single storey separate guest house created from the former stable outbuilding, constructed of red brick elevations under a tiled roof and in keeping with the manor house.



Internal Details

As you walk through the original front door into the open-plan bar and restaurant areas, the original features are immediately apparent. Divided into three sections consisting firstly of the main traditional skittle bar with servery, with a log-burning fire, flagstone flooring, part oak panelling, timber beams, exposed stone walls and seating for around 40 persons. The restaurant and dining areas are a continuation of the bar, in similar style within two sections with a total of 42 covers, again featuring flagstone flooring, exposed timber and brickwork, arched windows, fireplace and servery.

The ground floor function room which is easily accessible to the main bar features a purpose-built banqueting table which can seat up to 52 people. The room has two French windows which open up onto a private patio area in the beer garden, making it an ideal space for young families. The numbers can be greater as the room can be used in conjunction with other areas of the pub and garden, for example with buffet style food, 150 people could be catered for.

There is a private dining room/ board room on the first floor, used by local community groups for meetings as well as private parties and family bookings. The private dining space can seat 16 people comfortably.

Ladies' and Gentlemen's toilets, utility room with glass washer and cutlery storage, fully equipped commercial kitchen with an excellent range of stainless-steel equipment, back-of-bar area with access directly to the ground floor cellar and dry and bottle store, refrigeration and freezer rear storage area with door to rear car park.



The Opportunity

The Manor House Inn represents an opportunity to inherit a well-known property, preferred by Paul Nicholls and his associates, which is currently closed.

It would ideally suit a chef and front of house partnership to drive the business to increase sales and profitability, focusing on becoming a destination dining location for the nearby, affluent areas of Bruton, Frome and Wells.

Trading Information

Historic accounting information will be provided to interested parties on agreement of the owners. However we can confirm that traditionally and consistently the business has generated a turnover of circa £500,000, outside of trading restrictions.



External Details

Tarmacked driveway leads to the trade car park which has space for about 20 cars. There are trade gardens to the front and side with timber bench tables and a stone firepit, built by the current owners as well as a terraced section of trade garden next to the rear drive. The side and front gardens can accommodate c150 covers and have space for a marquee and events.

Fixtures & Fittings

We understand all trade fixtures and fittings at present in the property are to be included in the sale price. A full inventory will be provided as required.

Trading Hours

The business currently closed but historically traded seven days a week.

Mon - Fri 3pm - 10pm - Dinner Only

Sat & Sun 12pm - 10pm - Lunch and Dinner



Letting Accommodation

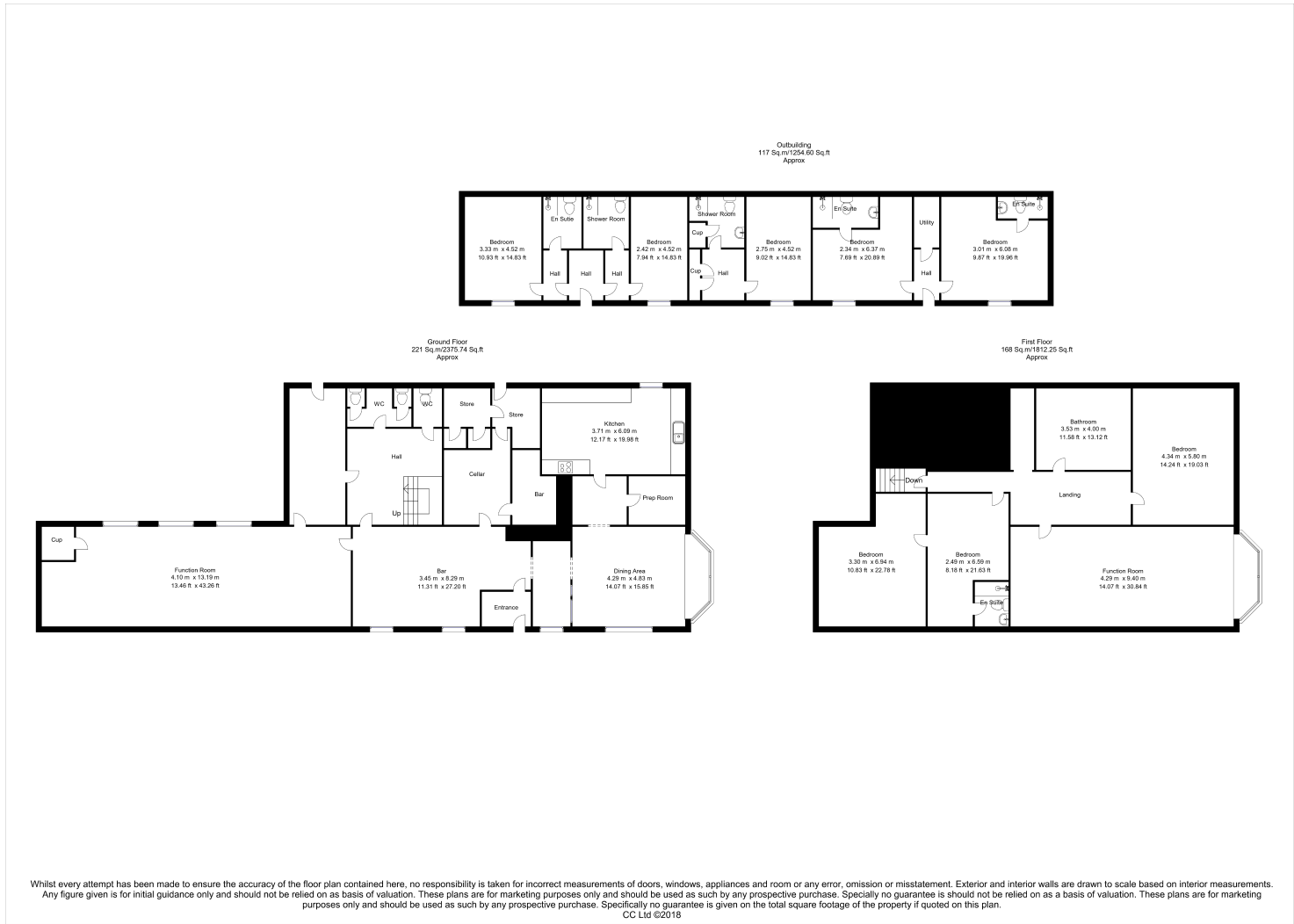
There is a total of six letting bedrooms, five of which are contained in the separate single-storey mews house, with a further one letting room on the first floor of the pub. All the rooms are all fitted with en-suites, arranged as twins and two doubles, and all are named after famous winning horses trained in the village. There is a further room on the first floor of the main building situated behind the bar.

Owner's Accommodation

The owner's accommodation consists of a large living room, large bedroom with en-suite and access to the commercial kitchen.

Staff

No staff will be transferred as vacant possession is available.



Customer Due Diligence Checks

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

Contact

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

Richard Wood

Regional Director – Pubs & Restaurants

T:+44 1962 833 801

M:+44 7778 880 583

E:richard.wood@christie.com

Winchester



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