



Rose & Crown

- Cotswolds village pub & restaurant
- Grade II listed building
- Original features
- Three bedroom owner's accommodation
- EPC Rating C
- Good sized beer garden with pizza oven and Argentinian grill

Featherbow House, Ratley, Banbury, OX15 6DS

Freehold: £360,000

Ref: 5854409

DESCRIPTION

The Rose & Crown is a charming, detached Grade II Listed building believed to have operated as a pub for over 250 years. Constructed from local stone and topped with mainly slate roofs, the accommodation is spread across the ground, first and attic floors.



LOCATION

The Rose & Crown is located in the north of the Cotswolds, approximately 10 miles north of Banbury and 20 miles south of Stratford-upon-Avon. The site benefits from a local population of nearby villagers and is well-positioned for visitors to the area's tourist attractions.



THE OPPORTUNITY

The Rose & Crown is a quintessential Cotswold village pub, built from classic Cotswold stone. The pub exudes character with its heavily beamed ceilings, flagstone floors and fireplaces, creating a cosy atmosphere, especially in the winter.

Strategically located just north of Banbury with easy access to the M40, The Rose & Crown is positioned to attract a steady stream of trade. This north-eastern corner of the Cotswolds Area of Outstanding Natural Beauty is a delightful part of the world, with picturesque villages.

The area is steeped in history, with the site of the first battle of the English Civil War, Edghill, just to the north of the village. The pub is just 1.7 miles from the popular National Trust property of Upton House which brings further visitors to the area. There are numerous other attractions which include the National Herb Centre, Compton Verney and the Heritage Motor Museum, popular campsites and Airbnb's nearby. The fast-growing town of Banbury is only 8 miles to the south, while Stratford-upon-Avon, Warwick, and Leamington Spa lie to the north, providing a large population within a short distance.

The pub is a popular walking spot, including the Macmillan Way walk, which takes walkers directly past the pub.





INTERNAL DETAILS

The bar features a large timber-fronted servery and boasts two fireplaces with wood burners, providing seating for around c.20 people, with an additional c.10 seats in a designated drinking area. The adjacent snug, with another fireplace, offers seating for a further c.20 guests.

OWNER'S ACCOMMODATION

Currently unoccupied, this spacious accommodation includes a kitchen, living room, bathroom, lounge and three bedrooms.

EXTERNAL DETAILS

The Rose & Crown boasts a south-facing patio dining area, equipped with a wood-fired pizza oven and Argentinian grill. This area provides seating for around c.36 guests, with additional seating available on a raised patio (sun terrace). Customer parking is primarily around the village green next to the pub, the surrounding roads and, when needed, overflow parking is available near the village hall.



FIXTURES & FITTINGS

The fixtures and fittings are included within the sale.

BUSINESS RATES

The 2023 Rateable Value has been assessed at £12,000. This is the rateable value for the property. It is not what you pay in business rates or rent. Your local council uses the rateable value to calculate the business rates bill.

REGULATORY

We understand the premises is fully licensed and free of tie.



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T: 0344 412 4944

E: enquiries@christiefinance.com

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T: 01908 920 570

E: enquiries@christieinsurance.com

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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:



JONTY GREEN

Business Agent

T: +44 7715 806 592

E: jonty.green@christie.com

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