



The Saxon Inn

Gold Hill, Child Okeford, Blandford Forum, Dorset
DT11 8HD

Freehold
£450,000



£450,000 for the freehold property, equipment and goodwill.



FEATURES

- Detached freehold village inn in the beautiful Blackmore Vale, North Dorset
- Net sales well in excess of £8,000 per week (ex. VAT) recently achieved
- Immaculately presented and ready to open immediately
- Character bar for 14 plus two dining areas for 24 and 20
- Professionally fitted commercial kitchen
- Four en-suite letting bedrooms
- Owner's accommodation with three double bedrooms
- Trade garden for 40 plus partly covered patio for 30
- Parking for 14 and outbuilding with conversion potential

LOCATION

Child Okeford is a thriving and sought-after North Dorset village set in the Blackmore Vale, between the River Stour to the west and Hambledon Hill to the east, surrounded by countryside designated as a National Landscape.

The Saxon Inn is tucked away from the road, approached by its own driveway directly off the main road through the village. Hambledon Hill, a National Trust Iron Age hillfort, is close by, and the pub is within easy reach of a network of popular countryside walks.

The market towns of Sturminster Newton, Blandford Forum and Shaftesbury are all within around six miles.



THE BUSINESS PREMISES

Entrance Vestibule

With bristle carpet, leading to the:

Bar

Seating around 14 in a mixture of traditional pub furniture and church pew-style bench seating. An area full of character with a lovely open fireplace, an old piano and beamed ceilings and walls.

Bar Servery

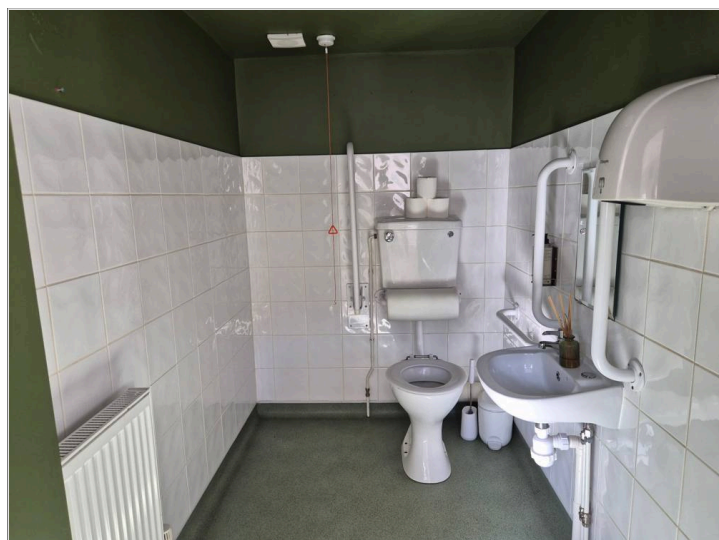
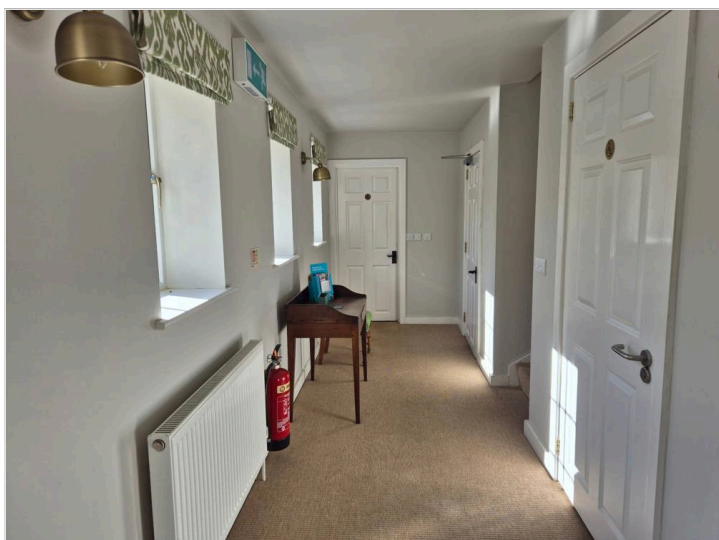
Adjacent, with panelled front and a well fitted back bar with glass-fronted refrigerators, non-slip floor and spotlight fittings.

First Dining Area

Approached from the bar. Laid to seat 24 but with plenty of extra space. A bright room full of character, again having beamed ceilings and walls, part wood-panelled walls, quality lighting and part carpeted, part stripped wooden floor.

Second Dining Area

Also approached from the bar. Laid for around 20 but with plenty of extra room for customers. Another beautiful room with beamed ceilings, part panelled walls and a huge inglenook fireplace with wood-burning stove.



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Ground Floor Vestibule

Approached from both dining areas and with its own doorway leading outside. This doubles as an approach to the WCs and a separate access for letting room guests.

Ladies WC

Very well presented.

Disabled WC

Very well presented, with non-slip floor and grab bars.

Gents WC

Very well presented.

Commercial Kitchen

A professionally fitted galley-style commercial kitchen with a full range of commercial equipment including double bowl sink unit, six-ring professional hob and oven, stainless steel workstations, heated cabinet and professional microwave ovens.

Kitchen Storage Area

With cold storage.

Cellar

Good storage at ground floor level with easy external access.

Staff Restroom

A lovely room with a feature fireplace.

| LETTING ACCOMMODATION

Stairs from the ground floor vestibule lead to the first floor landing for the letting rooms, with spotlight fittings and access to all four letting rooms. All rooms have tea and coffee making facilities and colour TVs, and are presented in fine condition.

Letting Room 1 (Hammoon)

A large double letting bedroom with en-suite shower room.

Letting Room 2 (Hambledon)

A large double letting room with large metal-framed bed and walk-in shower room.

Letting Room 3 (The Hill)

A large double letting room with en-suite bathroom having corner bath with shower over.

Letting Room 4 (Hanford)

Laid as a twin room with en-suite shower room.



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OWNER'S ACCOMMODATION

Can be approached directly from the letting room first floor landing or by its own separate internal staircase, leading to a separate landing which provides access to:

Owner's Lounge

Double Bedroom 1

Double Bedroom 2

Double Bedroom 3

Office / Utility Room

Shower Room

With WC, wash hand basin and walk-in two-person shower.

OUTSIDE

The Saxon Inn is approached by a driveway which comes directly off the main road through the village.

Front Car Park

Tarmacadam car parking for four vehicles, leading to the:

Rear Car Park

For a further 10 vehicles.

Trade Garden and Patio

A beautiful lawned trade garden with two mature trees, backing onto farmers' fields, provides seating for around 40. In addition there is a partly covered patio space for another 30 or so customers.

Private Garden

To the side, which could be an extension to the current trade space.

Single Storey Storage Unit

A separate detached building under a pitched slate roof, currently used for storage but ripe for conversion, perhaps to further letting accommodation (subject to planning).

Large Wooden Storage Shed

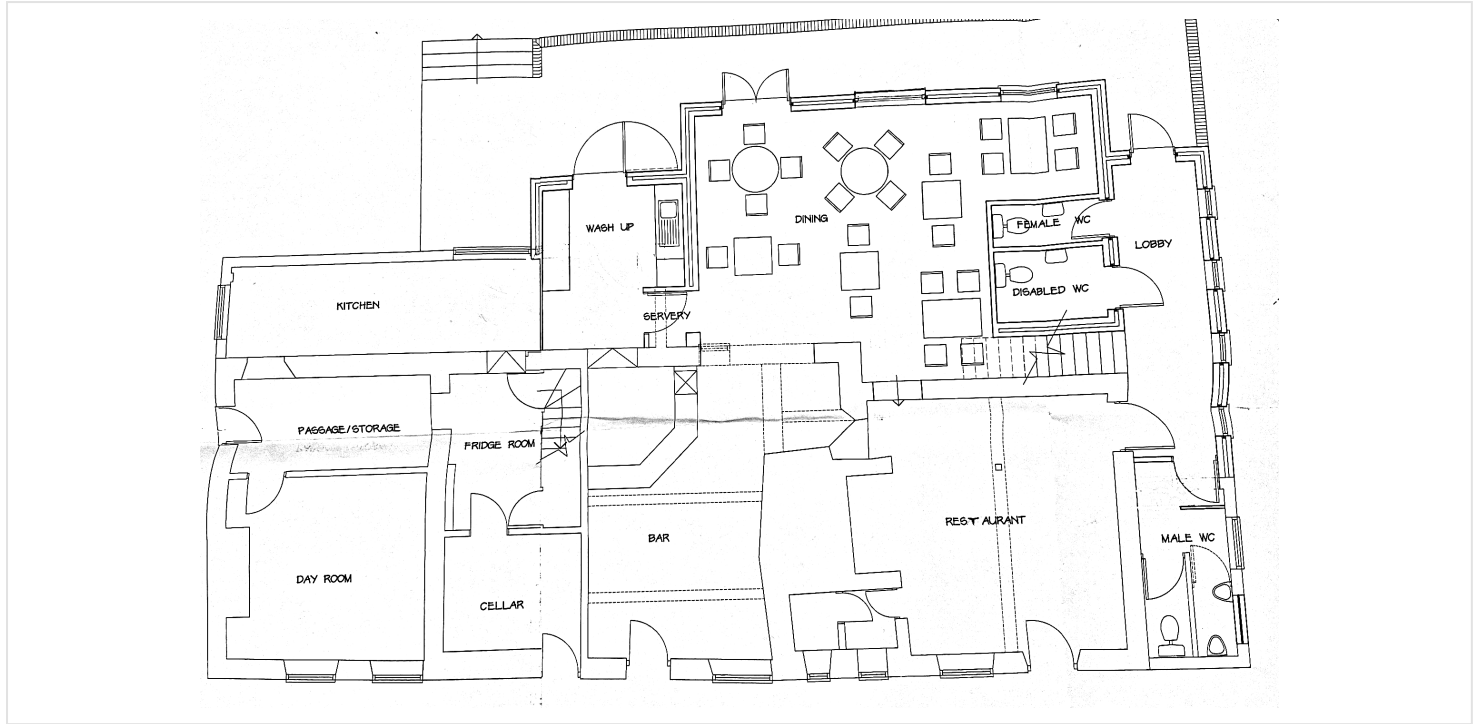
THE PROPERTY

The property stands detached, brick built under a pitched tiled roof, with double glazed windows throughout and gas central heating, and is presented in fine condition.

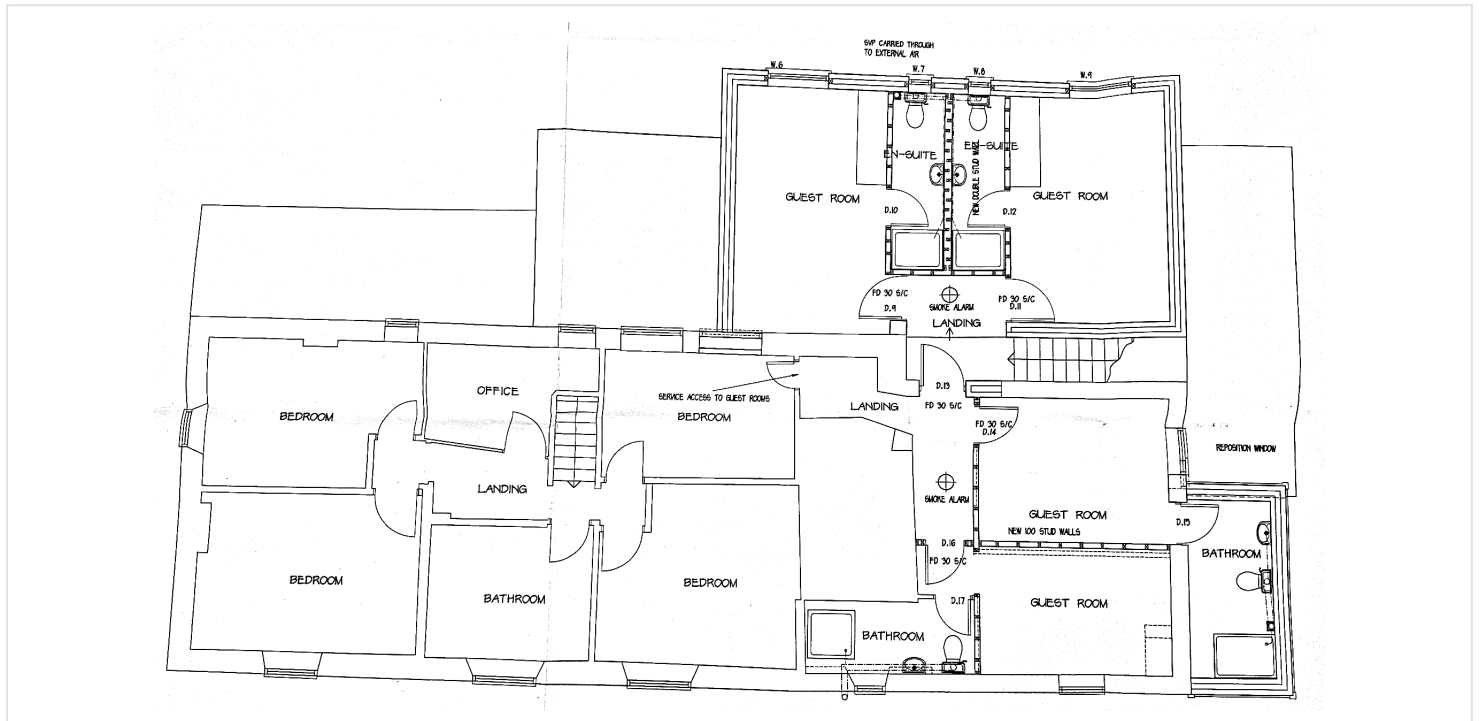
The retiring owners are moving on after 23 years and we encourage an early visit to understand the high quality of this property and business.

FLOOR PLANS

GROUND FLOOR



FIRST FLOOR



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THE BUSINESS

The freehold owners successfully operated this business from 2003 until 2019. From 2019 onwards the business has been let to a number of tenants. The business has been closed since the new year but is immaculately presented and ready to open immediately.

We are advised that net of VAT sales well in excess of £8,000 per week have recently been achieved. We are unable to warrant any trading accounts.

For more information please contact the agent.

TENURE

The property is available freehold with an asking price of £450,000 to include the freehold property, equipment and goodwill.

Our clients are pleased to offer a free of tie leasehold option at a rent of £45,000 per annum. Please ask the agent for more details.

VIEWING AND FURTHER INFORMATION

Please Call or Whatsapp:

0333 414 9999 (Monday-Friday 9am-5pm)

Bruce Sprosen 07467 947296 (out of hours)

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