



The Pheasant Pluckers Inn

Burdrop, Sibford Gower, Banbury, Oxfordshire OX15 5RQ

- Oxfordshire 17th Century Free House
- Set in 1.46 acres
- Three section trade area
- Two bedroom owners accommodation
- Separate holiday cottage
- Extensive gardens and car parking

Freehold | £395,000



LOCATION

The Village of Burdrop stands in the Parish of Sibford Gower in the Cherwell Valley in an area known as the 'Sibfords'. It is located some 8 miles west of Banbury and 3 miles north of the renowned brewing town of Hook Norton.

The Pheasant Pluckers (formerly known as the Bishop's Blaize) is a very attractive property dating back to the Seventeenth Century having a wealth of period charm and character. It has three section trading areas which lead conveniently onto the trade garden. There is good sized owners accommodation at first floor and a separate letting cottage. In total the grounds extend to 1.46 acres.

Whilst the public house had been closed for a number of years, it reopened in early July 2016, although it is currently only operating on limited weekend trading hours. The letting accommodation has remained in constant use even when the business was closed. It should also be noted that the property has been listed as an Asset of Community Value (ACV).

PROPERTY

GROUND FLOOR

The ground floor is on split levels and has THREE SECTION OPEN PLAN TRADING AREAS. There is a wealth of period charm and character throughout, two open fireplaces, beamed ceiling and part exposed stone walls etc. The trading areas also conveniently locate directly onto the external trade areas. The gardens are a real feature of the pub. The trading areas can seat 40 customers. There is a SERVERY COUNTER from which wines, spirits, soft drinks, minerals and bottled beers, ciders and lagers are retailed and the lower section is a farmhouse style kitchen of domestic style not currently in use but does provide an additional dining section.

There is a well equipped CATERING KITCHEN with a selection of stainless steel catering effects and work surfaces. Ceiling fitted galvanised extraction canopy. There is a set of LADIES and GENTLEMEN'S CUSTOMER TOILETS.

FIRST FLOOR

PRIVATE ACCOMMODATION comprising BATHROOM with modern suite of wash hand basin, WC, bath and shower. BEDROOM 1, DOUBLE SIZE with fitted wardrobes. BEDROOM 2, DOUBLE SIZE with SECOND BATHROOM off with suite of wash hand basin, WC and bath with shower over and a DRESSING ROOM. There is an OPEN PLAN LANDING/LOUNGE AREA with oak boarded floor.

EXTERNAL

The grounds are a feature of the property and extend to 1.46 acres. As previously referred to and adjacent to the principal trading area is a split level PATIO with seating for 20 or so customers which leads onto a TWO LEVEL TERRACED LAWNED GARDEN. These garden benefit from outstanding views over the adjacent rolling countryside extending to the Cotswolds and The Vale of White Horse.

At a lower level is a PADDOCK which is uncultivated and has a stream running through it to side. To the side of the property is a gravelled CAR PARK with space for 25 or so vehicles. There is a further LAWNED GARDEN AREA to the front of the property.

HOLIDAY COTTAGE

TWO STOREY HOLIDAY COTTAGE attached to the main building but with separate external access at ground floor level and also from the rear car park. At ground floor level is an OPEN PLAN KITCHEN AND LOUNGE with boarded floor. Lounge area with raised fireplace having cast iron solid fuel burner. The kitchen area has modern fitted units and stainless steel wall cladding. At first floor is a DOUBLE SIZED BEDROOM WITH EN-SUITE BATHROOM with suite of wash hand basin, WC, bath and shower.

OVERAGE/DEVELOPMENT CLAWBACK

This property is to be sold subject to an Overage Deed. In the event of a sale of any part of the property for residential use within twenty years from the sale date, our clients, or their successors in title, would be due 50% of any profit realised.

THE BUSINESS

As previously referred to the property had been closed since 2007, but reopened for the provision of Sunday lunches in July 2016. Clearly, prospective purchasers will need to reach their own conclusions as to the potential trade and profitability which can be enjoyed at this outlet.



TENURE & PRICE

FREEHOLD £395,000 to include fixtures, fittings and goodwill. Stock at valuation in addition.

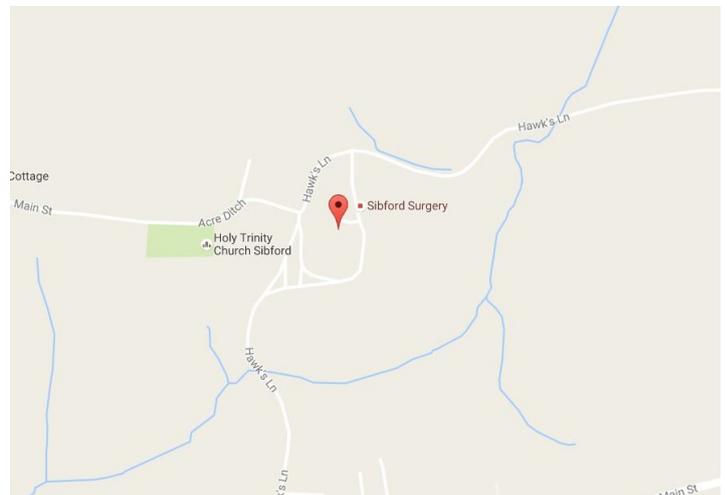
No direct approach to be made to the owners, with all communications directed through Sidney Phillips. Viewing strictly by appointment only.

LICENCE

A Premises Licence is held allowing the property to trade between the hours of 11.00 am and 12 midnight Monday through to Thursday, 11.00 am and 1.00 am on Fridays and Saturdays and Midday and 10.30 p m on Sundays.

SERVICES

Mains electricity, water and drainage. LPG gas. Gas fired central heating.



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CONSUMER PROTECTION FOR UNFAIR TRADING REGULATIONS 2008 & BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008 – These particulars are provided only as a general outline of the property and buyers should make their own enquiries to satisfy themselves as to the accuracy of the information given. Neither we nor any person in our employment has authority to make, give or imply any representation or warranty regarding this property. Room sizes and other measurements and capacities quoted are estimates for rough guidance only. Accurate measurements have not been taken.

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