



# George Inn

Chardstock, Axminster, Devon, EX13 7BX



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## **A Beautiful 15th Century Thatched Inn**

**Situated in the Affluent & Pretty Village of Chardstock, 4 Miles from the Market Town of Axminster**

**Main Bar, Locals Bar, Snug and Games Room**

**Restaurant, Commercial Kitchen, Trade Gardens and Car Park**

**Four En-Suite Letting Rooms in Separate Detached Annexe and Three Bed Owners Accommodation**

### **LOCATION**

Chardstock is an attractive and affluent village located on the eastern edge of Devon, close to Somerset and Dorset borders, situated just off the A358 road between Chard and Axminster. The village is surrounded by woodland and farmland and is within the Blackdown Hills area of outstanding natural beauty.

The market town of Axminster is approximately 4½ miles to the south of Chardstock and is famous for its connections with the Axminster carpet which originated from the town. Chard is approximately 3 miles to the north of Chardstock and is well linked with the rest of the South West by the A30 and the A303. The area has many places to visit, with several visitor attractions, historic buildings and gardens nearby.

### **DESCRIPTION**

The George Inn is a 15th Century Grade II\* Listed thatched village Inn. The construction is of stone with a thatched roof and extended to the rear. The Annexe was built in the 1980's and is an attractive addition to the rear of the premises, creating a courtyard effect between the two buildings. The premises benefits from seating areas both to the front of the Inn, together with the courtyard and trade gardens to the rear. The pub benefits from a large car park to the rear with parking for approximately 30 cars.

**The property may be suitable for alternative commercial uses subject to obtaining the relevant consents from the Council.**

Ref No: 5065

**£350,000 + VAT Freehold**

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*The accommodation briefly comprises:-*

Front door to **ENTRANCE PORCH** with glazed door to:-

## **MAIN BAR**

Windows to the front, open fireplace with stone surround and cast iron log burner, beamed ceiling, attractive timber screening and timber clad walls. Central timber topped **BAR SERVERY** with brick frontage and timber built back bar with shelves for bottle storage. Oak flooring.

## **SNUG**

Mullioned window to the front, oak flooring, beamed ceiling, inglenook fireplace with timber and stone mantle over.

From the main bar, timber screening to:-

## **'LOCALS BAR'**

Continued in the same style with painted exposed stone walls, exposed ceiling beams and sharing the Bar Servery.

Short staircase to:-

## **GAMES ROOM**

Carpeted, door and window to the rear porch. Part exposed stone walls, beamed ceiling.

Door to:-

## **GENTS CLOAKROOM**

With non-slip flooring, window to the rear, single cubicle with close couple WC, stainless steel trough urinal, wash hand basin.

## **LADIES CLOAKROOM**

Window to the rear, single cubicle with close couple WC, partly tiled walls, inset wash hand basin, tiled splashback.

Off the rear of the main bar door to:-

## **BEER CELLAR**

With double door to the rear for deliveries.

Off the rear of the main bar is a service door to the kitchen and door to:-

## **LADIES CLOAKROOM**

Single cubicle with close couple WC, partly tiled walls, vanity unit with inset wash hand basin and tiled floor.

To the left of the main door, doorway to:-

## **RESTAURANT/DINING ROOM**

Attractive mullioned window to the front, windows and French doors to the rear to trade garden. Oak flooring, exposed stone walls, open fire with brick surround and chimney breast over.

## **STORE ROOM**

Gas central heating boiler.

Leading to:-

## **'L' SHAPED PREPARATION ROOM**

With non-slip flooring, door to rear courtyard.

Door to:-

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## COMMERCIAL KITCHEN

### WASHING AREA

Connecting service passage to main bar.

Off the rear preparation area there is a door to:-

### LARGE 'L' SHAPED CHEF'S DRY STORE

To the rear of the main bar, stairs to the **FIRST FLOOR** with access to:-

### OWNERS ACCOMMODATION

Recently redecorated and arranged as:-

### LOUNGE

Window to the front, stripped floorboards, feature fireplace with stone surround.

### BEDROOM

Double bedroom, window to the front.

### SECOND BEDROOM

Small double bedroom, window to the rear overlooking the trade garden, with views over the surrounding countryside.

### BATHROOM/WC

### SEPARATE WC

### OFFICE/SINGLE BEDROOM

### DOUBLE BEDROOM

Good size room, window to the front. Beamed ceiling and door to:- **EN-SUITE SHOWER ROOM.**

## OUTSIDE

To the rear of the Restaurant there is an attractive level lawned **TRADE GARDEN** with surrounding fence. Steps up to a further level lawned. Adjacent to this is a **LARGE TARMAC & GRAVELLED CAR PARK** with parking for approximately 30 cars.

To the rear of the main building there is an attractive cobbled **TRADE AREA** and a good sized smoking shelter with tiled roof and seating. The George also has a large **DOUBLE SKITTLE ALLEY/FUNCTION ROOM** with twin alleys and its own **BAR** and **CLOAKROOMS. LETTING ACCOMMODATION ANNEXE**

An attractive two storey stone built property with main door access and central stairwell.

### 4 EN-SUITE LETTING ROOMS

Arranged over 2 floors specifically:-

### KITBRIDGE

Double room with **EN-SUITE.**

### CHARDSTOCK

Double room with **EN-SUITE.**

### BURRIDGE

Twin room with **EN-SUITE.**

### COTLEY

Double room with **EN-SUITE.**

## GENERAL INFORMATION

### RATEABLE VALUE

2023 List: £12,500. Council Tax Band A. For further information, we advise you to contact the Local Authority, East Devon District Council Tel. 01395 516551.

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## **TENURE - Freehold.**

### **TERMS OF SALE**

The Purchaser (via their solicitor) will be required to pay an abortive legal fee deposit of £15,000 (to be held by the seller's solicitor) prior to the release of the legal package.

The Purchaser will have 15 working days from the date the legal pack is released from the seller's solicitor to the purchaser's solicitor to exchange contracts.

10% of the Purchase price will be payable upon exchange of contracts. If the purchaser exchanges contracts within such period, the abortive fee deposit will be credited against the purchase price.

If the Purchaser withdraws from the transaction or the contracts are not exchanged within such period, the abortive legal fee will be forfeited.

The Seller will undertake to provide timely responses to the Purchaser's enquiries and comments to facilitate their ability to exchange contracts within the required time. The deposit will be refunded if the seller is unable to show good title or withdraws from negotiations within the required time (save where due to the seller revising the agreed terms).

If exchange shall not occur within the required time, the seller shall be free to withdraw from the transaction and retain the abortive deposit. Completion to be 15 working days after exchange of contracts.

The Seller will only entertain unconditional offers.

### **RESTRICTIVE COVENANT**

Please note that the sellers will apply a restrictive covenant to the property and site to ensure its continued use as a public house or alternative commercial use.

### **SERVICES**

We have been informed that the premises are connected to mains electricity, water and sewerage. LPG is used for cooking and central heating.

### **EPC RATING B**

### **VIEWINGS**

**The George Inn is currently subject to an ACV (Asset of Community Value). The local ACV Group have until end of March 2025 to exercise their exclusive right to buy the pub under the terms of ACV and therefore viewings will be stalled until April 2025. Please get in touch if you want to log your interest.**

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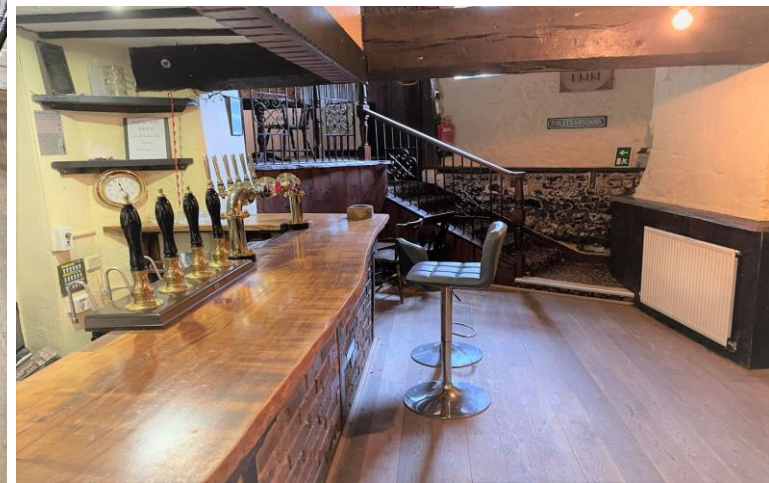




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Historic Photos



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[www.bettesworths.co.uk](http://www.bettesworths.co.uk)  
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