



Holford Arms

Knockdown, Tetbury, Gloucestershire, GL8 8QY



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Stunning Multi-Faceted, Award Winning, Cotswolds Country Inn Set in 4.2 Acres - A Totally Unique Property & Lifestyle Business!
Beautiful 16th Century Freehouse Country Inn with 2 Beer Gardens & Car Park, 6 En-Suite Letting Rooms, 5 luxury chalets & Brand New 220 Capacity Wedding/Function Venue 'The Barn', 2 Large Camping Paddocks with 16 Electrical Hook ups and Camping for 120 People/60 Tents, Toilet & Shower Block, 4 Glamping Bell Tents, Permaculture Plot for Forest Gardening, 2 Poly Tunnels, Vineyard, Cider and Fruit Orchard - Original Timber Chalet 'The Shack' plus 4 New Luxury Chalets, Large Overspill Car Park, Service Yard with Habitable Chalet, Stunning Owners Timber Chalet Bungalow with 3 Beds & Garden, Managers Flat, Outbuildings with Planning Permission for Conversion
Extremely Successful Business with Excellent Bottom Line Profit – Viewing Essential!

LOCATION

The Holford Arms is situated on the Wiltshire/Gloucestershire boarder off the A433, which is less than a 10-minute drive from the beautiful Cotswold town of Tetbury, and only a stone's throw from Westonbirt Arboretum and Highgrove House, the family residence of the Princes of Wales and Duchess of Cornwall. Tetbury is an area of Outstanding Natural Beauty and second largest town in the Cotswolds. In its former years it was an important market town for Cotswold wool and yarn and today it is better associated with boutique shops, great food and its royal connections. The location allows easy access to the M5 and M4 motorways and is less than a 40 minute drive to Bristol, Bath and Cheltenham. London is approximately a 1.5 hour train journey away.

DESCRIPTION

The Holford Arms is a unique multi-faceted lifestyle business, based around the country pub. However, the business is so much more than the pub, offering a magnitude of accommodation types and horticulture within the 4.2 acre site, which has been sympathetically developed over our clients 10 year ownership. This multi award winning business hosts countless weddings and events and accommodates many people throughout the year, from the en-suite accommodation above the pub to the onsite camping and glamping with luxury chalet stays too - something to suite everyone. The property receives exceptional reviews and has won a number of awards and accolades in recent years including winner of Sawdays 2018-2019 'England and Wales pub of the year for local, seasonal and organic produce'. Together with the accommodation, the Holford Arms has recently completed a brand new Wedding/ Function barn, which can seat up to 140, licensed for 500, which brings a whole different dimension to the business. The unique setting and capacity make the Holford Arms a very popular wedding venue, allowing guests to stay in one place for an entire weekend, in a beautiful location surrounded by fruit and vegetable gardens, cider orchards and a vineyard. The Holford Arms has become an extremely well established and well-known destination business with a growing turnover and an exceptionally strong bottom line net profit.

Ref No: 4439

£1,750,000 Freehold

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The accommodation briefly comprises: -

LARGE CAR PARK

Leading to:- **THE HOLFORD ARMS PUB**

ENTRANCE DOOR

Leading to:-

CHARACTER TRADING AREA

With flagstone flooring, exposed stone walls and low beamed ceiling - quintessential English pub bar with seating for circa 70 at a selection of rustic timber tables and chairs. Focal fireplace with cast iron wood burner and timber top bar servery. Step down to far end to:-

FURTHER SEATING AREA

Continued in the same style but with wooden floors.

EN-SUITE LETTING ACCOMMODATION

6 beautifully presented en suite rooms situated on the first and second floor of the pub, all with plenty of character and modern bathrooms. Arranged as 2 Four Poster rooms, 2 Kings and 2 Superior Kings.

BEER GARDEN

Beautifully landscaped and situated to the side of the pub with large marquee used for various functions and events.

BACK OF HOUSE

COMMERCIAL KITCHEN

Fully equipped with main extraction, non-slip flooring and an arrange of quality commercial catering equipment including Rational combi oven and pizza oven, through to:-

WASH UP AREA

With commercial dish washer and double sink.

DRY STORAGE AREA

BASEMENT LEVEL CELLAR

MANAGERS FLAT

Situated in the converted old skittle alley. Comprising one bedroom, kitchen and diner with bathroom.

PUB OFFICE

SEPARATE BEER CELLAR

Situated on ground floor original stone barn and temperature controlled.

WEDDING/FUNCTION VENUE - 'THE BARN'

Stunning open plan, single storey, detached timber framed building with bar, ancillary anteroom and ladies and gents WC's, completed in 2021. Seating for 200 and licensed for 220 capacity. Large double set of sliding doors to:-

BEER GARDEN

With seating for 100+ at a number of pub benches. Firepit.

'COVERED' BEER GARDEN

Large timber and Perspex structure, providing cover for circa 80 people at a number of pub benches, with raised stage area to the far end with freestanding cast iron wood burner (currently arranged as a soft seating area).

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GARDEN BAR

Serving the outside trading areas, situated along the back of the stone barn. The stone barn currently houses the laundry room with a garage and 2 stores. Although, it has planning consent to be converted for further hospitality space (or this could be adapted for letting accommodation STP).

SHOWER & WC BLOCK

Comprising 5 cubicles, 3 of which have showers and WC, the other 2 have WC's only. Through to:-

PERMACULTURE PLOT

Based on the idea of a forest garden, where everything is edible. The plot has over 1,000 trees within the vineyard and cider orchard, with plums, crab apples, damsons etc used for jams and chutneys which are made onsite.

2 POLYTUNNELS

GLAMPING BELL TENTS

This area is the backdrop for the camping site and the 4 glamping bell tents, These Bell Tents all have electrical sockets and are set on their own wood platform with a private hardstanding area and picnic table, with the shared use of the shower block. All tents come with fresh linen towels and kettles with tea and coffee items. The path then leads to:-

5 TIMBER LUXURY CHALETS

At the rear of the paddock arranged as 'The Shack' and 4 newly built luxury timber chalets.

THE SHACK

Is an original hand built wooden frame chalet, with a queen sized bed, en-suite bathroom with walk in Matki shower, TV and private veranda. The chalet is situated

at the rear of the paddock next to the cider and perrypear orchard, with a beautiful outlook.

LUXURY CHALETS

The luxury chalet were completed in 2021 and set on the perimeter of the paddock. These fully insulated, hand built timber framed chalets have king-sized beds and a sitting room which can double up as extra beds for children. Finished with a TV, tea and coffee facilities and en-suite shower rooms with 'his and hers' sinks.

THE 'MESSY' CORNER

Service yard used for the horticulture and general building area for the site. **TIMBER CHALET** Currently used as accommodation for staff member.

CAMPING

The camping is situated over a large landscape paddock with the benefit of 16 electric hook ups and space for up to 120 people/60 tents/pitches on a wild camping basis. Cider Orchard to the side, which is also used as camping space between the trees. Driveway leading through to:-

OVERSPILL AND CAMPING CAR PARK

PRIVATE AREA

Leading to:-

OWNER'S ACCOMMODATION & PRIVATE GARDEN

A beautifully presented, purpose built timber chalet with 3 bedrooms, 2 bathrooms, separate WC and open plan 'L' shaped kitchen/diner/lounge. Covered decking area to the front and side of the chalet.

NB. This area has planning consent for a 'Welcome building' to be used as office reception or possibly further letting accommodation. This planning has been secured by way of the development of the function Barn behind.

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GENERAL INFORMATION

BUSINESS RATES

(Holford Arms) 2023 List: £12,000.

(Camping Site) 2023 List: £10,200.

Please note this is not the Rates Payable. Interested parties are advised to make their own enquiries with the Local Billing Authority.

THE BUSINESS

The Holford Arms is a unique business based around its hub as a country pub but with so much on offer – as the website mentions, something to suit everyone from booking a table of 10 for dinner to a party of 300! The introduction in Sawdays guide starts 'At the side of the long road that takes you into Tetbury sits this country inn with its whitewashed exterior hiding more secrets than you can shake a stick at.'

The business is owned and operated by a 'husband and wife' team with the help of a team of hard working full time and part time staff. The Holford Arms trades 4pm to 11pm Monday to Thursdays, 12 noon to 11.30pm on Fridays, 11.30am to 11.30pm Saturdays and 11.30am to 10 pm Sundays.

The Holford Arms has won numerous accolades over the years including The Telegraphs '30 best pubs for a long lazy weekend' and '30 best winter pubs in Britain for rooms' together with The Times – '20 cool hotels for a mini break with your dog' amongst many others.

The business has a growing turnover with exceptional forward bookings into 2022 and beyond. Turnover is growing year on year with projections for the coming years very impressive now that the Wedding Barn has been completed. The business runs on a high GP margin given the amount of accommodation on site and has a particularly high net profit. Further trading profit and loss accounts will be provided to bona fide interested parties following a formal viewing arranged through the sole selling agents Bettesworths.

WEBSITE

www.theholfordarms.co.uk

INVENTORY

To include furnishings and equipment as per an inventory to be supplied, but excluding the owner's personal effects.

STOCK

Wet and Dry stock in trade and Bar Glassware will be taken over by the purchaser at valuation on the day of completion.

EPC RATING C

DIRECTIONS TO THE HOLFORD ARMS

Directions from the Motorway. Exit junction 18 on the M4 and head east towards Badminton. At the roundabout, take the first exit onto Bath Road/A46, continue to follow the A46 towards Westonbirt for 5.8 miles. After 5.8 miles take a slight right onto the A433 marked Cirencester, shortly after your destination will be on the right.

Directions from Tetbury. Head southwest on Church Street on the A433. Continue along the A4433, leaving Tetbury for 4.7 miles, shortly after entering Knockdown, the Holford Arms will be on the left.

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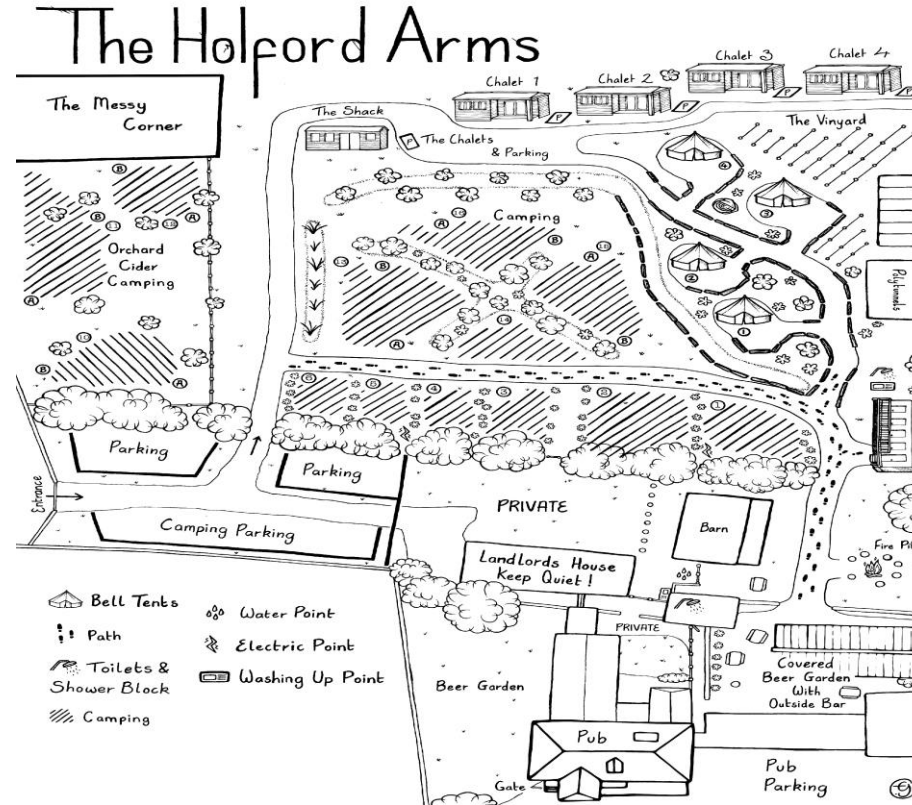
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IMPORTANT NOTE: Messrs Bettesworths for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; (ii) no person in the employment of Messrs Bettesworths has any authority to make or give representation or warranty whatever in relation to this property. The fittings, equipment and services have not been tested by the agents.

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