

# South Street

Castle Cary , BA7 7ET

COOPER  
AND  
TANNER



## £450,000 Freehold

Freehold Grade II listed former pub with a charming one/two-bedroom owners' accommodation. Ideal lifestyle opportunity

# South Street Castle Cary BA7 7ET

 2  1  2 EPC TBC

## £450,000 Freehold

### DESCRIPTION

Unique opportunity to own a former pub with a charming one-bedroom flat. Located on South Street in Castle Cary, this establishment has been a cornerstone of the community under the dedicated stewardship of its former owners for over a decade.

There is a comfortable and well-presented one-bedroom flat located on the first floor suited to managers or owners accommodation. The flat has the potential to house an additional bedroom next to the kitchen.

There is a shared driveway to the side of the building that leads to a large car park for patrons. There is also a courtyard beer garden.

The business offers a fantastic lifestyle business opportunity for any purchaser. It has a traditional British pub serving bar which served traditional pub food alongside wet trade and a 'takeaway' menu.

The business has a current 5 out of 5 rating on TripAdvisor and also has a 5/5 hygiene rating. A Business Information Pack to include summary financials, trading assets/fixtures and supplier's lists will be available at the discretion of the Vendor following a successful viewing. Stock at cost on completion.

### AREA:

Castle Cary is one of the most attractive of Somerset's market towns. It is tucked away in a secluded spot a few miles off the A303, the golden stone of Castle Cary and Ansford exudes a warm glow complemented by its glorious setting in the South Somerset countryside and its friendly inhabitants.

The town has many attractive historic buildings including its 19th century Market House and the thatched George Hotel. The main street, stretching down to the old Horse Pond, is full of individual high-quality shops, delicatessens, cafes and restaurants. Tuesday is market day, when fish, bread and organic vegetables are sold on the cobbles in front of the Market House. If you're walking, rambling, or simply looking for a quiet time in the countryside, Cary can provide it. The Leland Trail, the Macmillan Way and Monarch's Way all pass near the town, as does the route to Glastonbury for many festival goers.

The town is noted for its high quality shops - grocers, outfitters, books, antiques and local produce. There are several inns in the town, wonderful restaurants and tearooms making it perfect destination for a relaxing country break.

The Newt in Somerset is a working country estate with acres of farmland, woodland, orchards and gardens. Their gardens are open daily for visitors to explore and enjoy our restaurants, farm shops, Cyder Cellar and The Story of Gardening experience. Nestled within the grounds lies Hadsden House - a Georgian family home, now a luxury hotel and spa offering guests a place to delight in the joys of country living. The Newt is a very sought after local attraction that generates numerous visitors throughout the year and helps drive local traffic through to neighbouring businesses in Castle Cary

### AGENTS NOTES

There is a further two-bedroom cottage at the rear also currently available, by separate negotiation. Offers are invited to include The Bay Tree and Clarence Cottage for a guide price of £590,000. This package may widen potential Air BnB, letting or owner occupier opportunities.

### TENURE

Freehold

### COUNCIL TAX BAND/ BUSINESS RATES

Band - A  
Rateable Value £4,300 (April 2023 list)

### ENERGY PERFORMANCE CERTIFICATE

The agents have been informed that the Property is exempt due to listing.



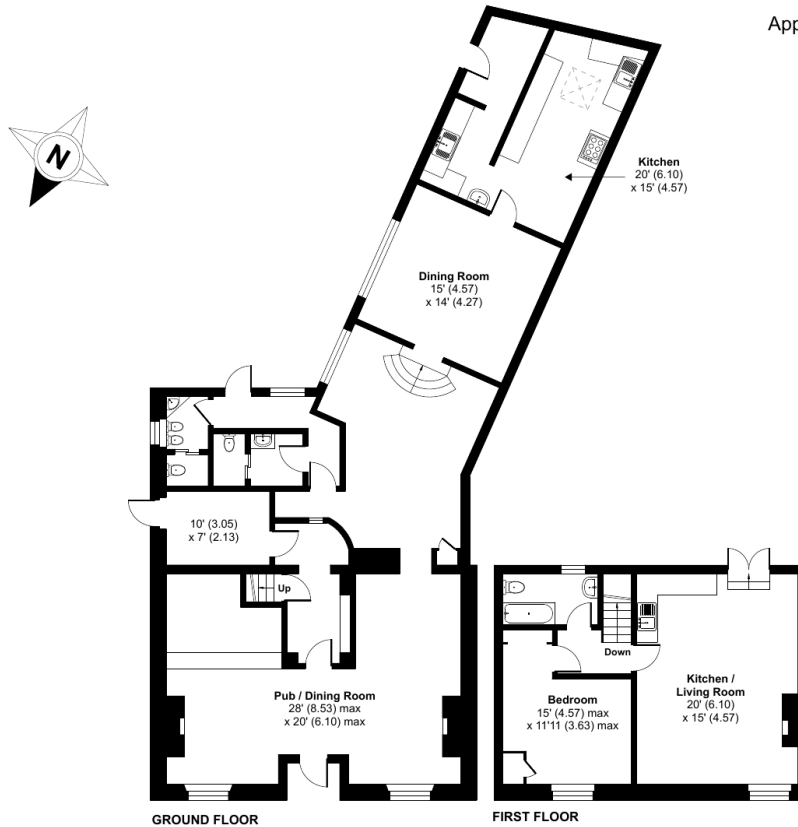




## South Street, Castle Cary, BA7

Approximate Area = 2164 sq ft / 201 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Cooper and Tanner. REF: 1121178

### CASTLE CARY OFFICE

Telephone 01963 350327

Fore Street, Castle Cary, Somerset BA7 7BG

[castlecary@cooperandtanner.co.uk](mailto:castlecary@cooperandtanner.co.uk)

COOPER  
AND  
TANNER

Important Notice: These particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, warranties and other details are given without responsibility and any intending purchasers should not rely on the measurements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

