

# Bird in Hand

Ref No: 3323

Main Road, Westhay, Nr Glastonbury, Somerset, BA6 9TN



## Well Presented Character Village Freehouse

Undergone Extensive Refurbishment Over the Last 3 Years

Character Main Bar, Games Room, Function Room/Cinema Room & Well-Equipped Commercial Kitchen

Spacious 4 Bed Owners Accommodation

Car Parking for 16 Vehicles & Enclosed Patio Beer Garden with Seating

Offers Invited £299,950 Freehold

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## LOCATION

The Bird in Hand is situated in Westhay, a village approximately 5 miles to the west of Glastonbury. The nearby village of Meare provides a primary school which has been recognised in the top ten in the UK. The popular village of Webmore is just 3 miles away and Street, well known for the Clarkes Shopping Village offers a further choice of amenities and is 6 miles away. The M5 motorway is 12 miles away and Bristol International airport is within 20 miles. The immediate area is well known for its variety and diversity of sporting and leisure facilities and it is an area popular with visitors and tourists throughout the year.

## DESCRIPTION

The Bird in Hand is a well presented characterful freehouse which has undergone significant refurbishment over the last 3 years and has origins reputedly dating back to around 150 years. The pub is used as the focal point of the village community as well as surrounding villages and hamlets which do not have their own pub.

The accommodation comprises:-

### ENTRANCE DOORS

To the front and another to the rear of the car park leading to:-

### CHARACTER MAIN BAR

Trade area with oak flooring, exposed ceiling and wall timbers, part exposed stone walls, feature fireplace with inset wood burning stove. Range of free standing wooden tables, chairs, low stools and bar stools providing seating for approximately 60 customers.

### DARTS AREA

### BAR SERVERY

With Altro flooring, range of back bar fittings, display shelving and optics, glass frontage bottle fridge.

### SNUG AREA

With seating for 6 customers.

### GAMES ROOM

With oak flooring, pool table, wall mounted large flat screen TV and sofa seating for 10 with doors out to rear car park.

### FUNCTION ROOM

A versatile multi purpose room currently used as a cinema and seating 40. This room has potential for conversation to 2 /3 en-suite letting rooms subject to the necessary planning permissions.

### COMMERCIAL KITCHEN

Well-equipped. Contents to be outlined on an inventory to be supplied by the current owners.

### PREP ROOM

With racked shelving units. Work bench with shelving below.

### LADIES & GENTS CLOAKROOMS

### OWNERS ACCOMMODATION

Situated on the first floor. Comprising:-

### LIVING ROOM

#### BEDROOM 1

Double.

#### BEDROOM 2

Double.

#### BEDROOM 3

Double.

#### BEDROOM 4

Single.

### BATHROOM

With fitted white suite and separate shower cubicle.

### EXTERIOR

To the side of the property is a customer car parking area with gated entrance and marked spaces for approximately 16 vehicles.

### ENCLOSED PATIO AREA

With benches providing seating for 40 and smoking shelter & laundry room.

## GENERAL INFORMATION

### RATEABLE VALUE

£2,800. Please note this is not rates payable. For further information we advise you contact the local billing authority Somerset County Council, Tel. 0300 123 2224

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## **BUSINESS**

The Bird in Hand has undergone significant refurbishment and improvement over the last 3 years providing a classic and traditional character country village freehouse presented to a high standard throughout.

The pub attracts a good tourist trade not just in the summer months but throughout the year due to its close proximity to the renowned local nature reserves. The pub is well regarded by its customers for its good selection of well-kept ales and freshly prepared pub food. It is well supported by the local community and village with occasional live music nights and monthly cinema nights.

Accounting information can be provided by the Agents following a formal viewing. Due to personal choice, the current opening hours are restricted by our clients. Opening times are 6 days a week Tuesday-Saturday 6pm-11pm and Sunday 12 Noon-4pm.

Our clients advise demand exists for lunchtime opening, particularly during peak summer months. An early viewing is advised to appreciate this charming village inn.

## **INVENTORY**

To include all trade furnishing and equipment as per an inventory to be supplied but excluding owners personal effects.

## **SERVICES**

We have been informed the premises are connected to all mains services.

## **VIEWING**

Viewing is highly recommended and can be arranged via the Sole Agents Bettsworths.

## **EPC RATING D**



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