

# The Oak Inn

Staplow, Ledbury, Herefordshire, HR8 1NP



## For Sale



- A very popular traditional country pub close to the market town of Ledbury
- Ranked #1 of 476 restaurants in Herefordshire by Tripadvisor
- 4 high-quality letting en suite bedrooms
- Same ownership for 18 years – retirement sale
- Around £150k profits for a resident owner on net sales of £935k

**£900,000 - Freehold**

Viewing is strictly by appointment through Colliers

Peter Brunt LLB DipLE MRICS  
Hotels Agency  
07885 096857  
[peter.brunt@colliers.com](mailto:peter.brunt@colliers.com)

[colliers.com/uk/hotels](https://colliers.com/uk/hotels)



# The Oak Inn, Staplow



A cherished fixture in the Herefordshire countryside, The Oak Inn is a quintessential English country pub and freehouse, steeped in rustic charm and local heritage. The building retains its historic character with exposed beams, open fires and a welcoming atmosphere drawing locals and visitors alike. The pub features a cosy bar, three separate dining areas seating approximately 70, a covered patio serving approximately 20 covers and a delightful, enclosed south-west facing garden with seating for around 60 customers. The food offering is traditional pub food complemented by other imaginative dishes, using locally sourced ingredients where possible, alongside a comprehensive selection of wines, beers and spirits. The Oak Inn has featured for many years in CAMRA's "Good Beer Guide". In addition to its dining appeal, The Oak Inn offers four luxurious en suite letting rooms, each thoughtfully appointed with super king beds, Egyptian cotton linens and modern comforts. These rooms, which include a linked family suite, have proven popular with both leisure and business guests. With its blend of tradition, comfort and culinary excellence, The Oak Inn remains a beloved destination in this idyllic corner of Herefordshire.

Staplow is a tranquil hamlet, two miles north of the historic market town of Ledbury. The area is steeped in history,

with roots dating back to the Domesday Book. Surrounded by gently rolling hills and fertile farmland, Staplow offers a peaceful rural setting yet within easy access to the motorway network. Ledbury provides a vibrant hub of independent shops, galleries and cultural events, whilst the wider area is popular with walkers, cyclists and visitors to local attractions such as Eastnor Castle, the Three Counties Showground and the Malvern Hills Area of Outstanding Beauty. A significant housing development under construction nearby will increase the local catchment population.

Our clients purchased the property in 2007 and subsequently grew the trade and added the letting rooms. The pub has been run under management since 2018, but would work very well for live-in owners taking a more active role.

## The Property

Believed to date from the 17th century, The Oak Inn is constructed primarily of traditional red brick under a pitched, tiled roof. The main building is two storey with a large extension to the rear housing the kitchen, refrigeration and storage areas. The four first-floor letting rooms are accessed by a separate secure entrance to the rear of the pub, which offers 24-hour access for guests.



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## Public Areas

The bar area at The Oak Inn is a cosy and characterful space, where guests can enjoy a drink or eat in a relaxed and welcoming atmosphere. With its exposed beams, open fireplace and traditional country pub décor, the bar offers a warm and sociable setting. The bar and snug are housed within the original inn with the main restaurant and the garden room in sympathetically designed extensions. Together, the dining areas can accommodate approximately 90 seated guests, with flexible layouts suitable for both intimate meals and larger gatherings. A further 60 covers are available in the fully enclosed south/west facing garden. There is also a covered patio area adjacent to the pub with seating for about 20. The pub is particularly known as a destination where dogs are welcome except in the restaurant.

## Service Areas

There is a well-equipped commercial kitchen, which is open to the restaurant with substantial storage, refrigeration and a walk-in cold room. The beer cellar and wine store has easy access from the snug and from the outside patio area.

## Letting Bedrooms

There are four well-appointed en suite bedrooms, each offering a blend of rustic

charm and modern comfort. All rooms feature super king pocket-sprung mattresses dressed in 100% Egyptian cotton sheets. One of the rooms has a large balcony overlooking countryside and another is a linked family suite with a Juliet balcony, complete with 3' bunk beds, making it ideal for families or small groups.

Each room is equipped with a flat-screen TV, free Wi-Fi and tea and coffee making facilities. Additional amenities include a hairdryer and a secure, separate entrance with 24-hour access for guests.

## Owners' Accommodation

The owners' accommodation, occupied by the management couple, comprises kitchen, two bedrooms, bathroom and a living room. There is a downstairs office which also has separate exterior access.

## Outside

The property has a well-maintained garden area with outdoor seating, including a fishpond and a beloved mulberry tree. There is a large car park and motorhomes are accommodated by prior arrangement.

Separately from the garden, there is a static caravan, which houses a member of staff. This space could be used to increase the size of the garden, if required.





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## Services

Hereford Council at Hereford (01432 260000).

Mains electricity and water. LPG gas for cooking and heating. Private drainage.

## Licence

Premises Licence

## Review Platforms and Guides

The Oak Inn enjoys excellent ratings across major review platforms, reflecting its popularity and consistent quality:

Tripadvisor:

4.7 out of 5 based on over 1,200 reviews.

Ranked #5 of 476 restaurants in Herefordshire.

Ranked #1 of 49 restaurants and #2 of 11 B&Bs in Ledbury .

Recognized with a Travellers' Choice Award, placing it in the top 10% of properties worldwide for guest satisfaction.

Google Reviews:

4.7-star rating, with guests praising the food, service and atmosphere .

Facebook and other platforms:

Consistently positive feedback, especially for the pub's welcoming ambiance, quality of food and comfort of the letting rooms.

These ratings highlight The Oak Inn's strong reputation as both a dining destination and a place to stay.

## Website

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

## Trade

Draft accounts for the year ended February 2025 show net sales of £935,146, with a trading profit under management, before finance and depreciation costs and directors drawings of £102,096. Adding back management costs, a profit around £150,000 would be shown.

## Price

£900,000 freehold complete with goodwill and trade contents (according to inventory), excluding personal items. Stock at valuation.

## Finance

Colliers can assist prospective purchasers by introducing sources of finance if required. Whilst we do not charge the buyer for this service, we may receive an introductory commission from the lender or broker involved.

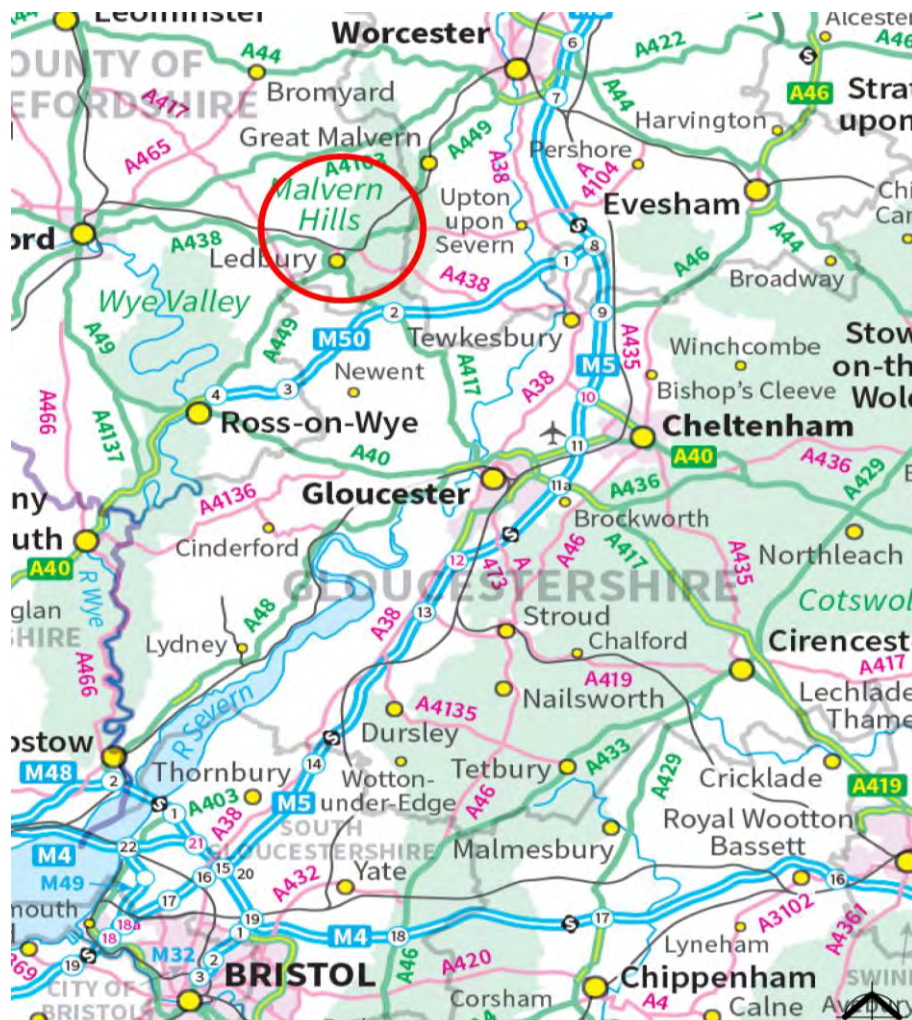


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## Identity Checks

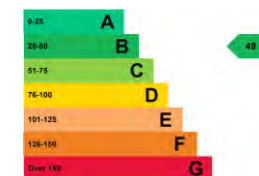
In order to comply with anti-money laundering legislation, the successful purchaser will be required to provide certain identification documents. The required documents will be confirmed to and requested from the successful purchaser at the relevant time.

## To View

All appointments to view must be made through the vendors' agents who are acting with sole selling rights.

## Mileages

Ledbury 2 miles, Eastnor Castle 3 miles, Great Malvern 10 miles, Hereford 16 miles, Cheltenham 27 miles.



## For more information, contact:



Peter Brunt LLB DipLE MRICS

T: 07885 096857

E: [peter.brunt@colliers.com](mailto:peter.brunt@colliers.com)

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