

# The Seven Stars Inn

Gores Lane, Bottlesford, Pewsey, SN9 6LW

Colliers

- 17th Century thatched inn
- Three letting bedrooms and owners flat
- Character trading areas
- Circa 4.5 Acres of grounds, scope for further development STPP

**£795,000 - Freehold**

Viewing is strictly by appointment  
through Colliers

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# The Seven Stars Inn



## Introduction

Set within the sought after Pewsey Vale The Seven Stars Inn is an archetypal English freehouse with lovely wooden beams and open fires. The vendor acquired the property in 2007 and traded it for some years before letting the premises in 2014 to the current tenant.

The property is now offered for sale merely to facilitate the retirement of all involved. The property has traded as a destination free house for many years as well as providing three good quality letting bedrooms as well as a managers/owners flat.

The extensive grounds of around 4.5 acres which overlook a meandering watercourse offer considerable scope for further development of the business subject to the necessary consents. There is also a former stable block with potential.

## Location

The property is situated in the heart of the Vale of Pewsey some 8.7 miles from the Neolithic site of Avebury and 17.1 miles from Stonehenge. The Vale of Pewsey, also known as Pewsey Vale, is a beautiful area in Wiltshire, England, located east of Devizes and south of

Marlborough. It's characterized by lower-lying ground separating the chalk downs of Salisbury Plain to the south from the Marlborough Downs to the north. The village of Pewsey is at the heart of the Vale and Bottlesford is just three miles from Pewsey.

The area is part of the North Wessex Downs Area of Outstanding Natural Beauty and is a highly desirable location to live as well as a popular tourist destination. The immediate area is extremely popular with walkers and cyclists not to mention those visiting the areas historical attractions of which there are many.

## The Property

Constructed in the 17th century this idyllic thatched freehouse has been licensed for over 265 years, playing a key part in the local community throughout that time. Character wood panelled trading areas and a top quality outside trading space make this a welcoming pub to visit.

Our clients altered the first-floor accommodation to provide three letting rooms and a comfortable one-bedroom owners/managers flat. This accommodation could easily be reconfigured to provide a larger private flat or more letting rooms.



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## Trading Areas

The trading areas are of a traditional design with purpose-built wood paneling throughout. The focus of the trading area is the central bar servery which leads to the summer room (8 covers) and the "upper deck" (16 covers), snug with lounge style furniture (6) and restaurant which can easily accommodate 40 covers, more for a private function. Beamed ceilings and open fires set the tone of this delightful unspoilt inn.

## Letting Bedrooms

Room 1 – Loft Room – double or twin with en suite bathroom

Room 2 – The Wooden Room – a large double with feature wooden beams, en suite bathroom

Room 3 – Large Room – a double bed and two single beds, private bathroom

## Outside

The grounds are a considerable feature of the premises and extend to around 4.5 acres.

The outdoor trading areas include a feature timber framed structure with a permanent roof and canvas sides, this heated area has high quality timber furniture for circa 20 with room for many more standing,

Lawned trade area with children's climbing frame and picnic tables, there is also a stage which has been used for music events and beer festivals etc.

There is a substantial veg garden, polytunnel and stable block. All in need of some maintenance but with considerable potential.

The field is linear in nature making it the ideal space for lodges or camping/glamping STPP and looks over a water pooled stream surrounded by mature trees which provides a very pleasant outlook.

## Service Areas

Commercial catering kitchen, storage and basement beer and wine cellarage.

## Licenses

We are informed a Premises License is held.

## Website

<https://www.thesevenstarsinn.co.uk>

## Services

Mains water and drainage. Oil central heating. LPG Calor tank gas for cooking.





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## Trading Information

The trading profit and loss accounts for the year ended 31st January 2024 show total revenue of £438,211.40. Further detailed accounting information is available upon request.

It is our opinion that the level of trade could be expanded on considerably and that the property offers considerable scope for further development of the business. There is the possibility of offering either camping/glamping in the grounds or developing the stable as additional letting accommodation. All subject to the necessary consents.

The current opening hours are;

Monday/Tuesday – closed

Wednesday/Thursday – open in the evening

Friday/Saturday – open lunchtime and evening sessions

Sunday – lunchtime only

## Overage Clause

An overage clause will apply for a period of 20 years whereby should change of use to residential be achieved 40% of any uplift in value would be due to the vendors.

## Price

£795,000 for the freehold property complete with goodwill and trade contents (according to inventory), excluding personal items. Stock at valuation in addition on completion.

## Finance

Colliers is able to 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.

## 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.

## Directions

Located just over three miles from Pewsey the postcode for Sat Nav is: SN9 6LW.

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**For further information, contact:**



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