

# The Corners Inn

Kingsland, Leominster, HR6 9RY



## For Sale



- A prominent and stylish business with around 80 covers
- 10 high-quality letting bedrooms
- Spacious accommodation for a resident owner
- £749,192 net revenue in the year ended March 2024

**£800,000 - Freehold**

Viewing is strictly by appointment through Colliers

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# The Corners Inn, Kingsland



A cornerstone of the local community for generations, The Corners Inn is an attractive “black and white” Herefordshire freehouse that dates from the 17th century. Originally a house and barn, the property has hugely characterful bar and restaurant spaces that accommodate around 80 seated. In 2004, a range of outbuildings, formerly a skittle alley, were rebuilt to provide a row of 10 stylish letting bedrooms that have had consistently high occupancy ever since their construction from both commercial and leisure guests who find The Corners the ideal place to stay in this lovely part of the world.

Airfield which offers flight training for light aircraft, helicopters, microlights, and gliders.

Our clients purchased the business in 1995 recognising the potential that the undeveloped Corners Inn offered. They organically grew trade and later built the bedroom wing which has been so successful since. In 2015 they entered a partnership with the current operators and stepped away from the day-to-day running of the business. The whole partnership has decided that now is the right time for them to sell The Corners Inn.

## The Property

The Corners Inn in Kingsland is a charming and historic building with a rich architectural heritage. It is a two-storey building of timber-frame construction with painted brick infill. Roofs are mainly pitched and tile covered. Adjacent to the pub is a three-bay barn, used as the restaurant which is now linked to the pub. The detached bedroom block is a two-storey structure.

The Corners Inn is a Grade II listed building and its blend of historical charm and modern amenities makes it a delightful place to own.

Kingsland is a picturesque village known for its rich history. The village church, built during the reign of Edward I, is a stunning example of medieval architecture and to the west of the church are the earthwork remains of a motte-and-bailey castle, known locally as ‘The Mound’. The surrounding countryside is renowned for its stunning natural beauty and the area is characterised by rolling hills, lush green fields, and picturesque timber-framed villages. Leominster, just 3 miles away, is a large market town with a number of significant employers including Kingspan Insulation is a good source of business for The Corners Inn as is Shobdon





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## Public Areas

The bar area at The Corners Inn is a cozy and welcoming space where guests can enjoy a drink and socialise. It features traditional decor, creating a warm and inviting atmosphere. The bar area can comfortably accommodate around 40 seated covers. The restaurant consists of a 16th century former hay barn which was sympathetically restored in 1997, there is also a modern extension. Together the whole restaurant area offers seating for 80 guests or up to 120 for an informal gathering. The two areas can be separated, giving private dining for up to 60 or an ideal conference space. There is also a "loft" area within the barn which can seat 14 for a secluded dinner party.

## Service Areas

Well-equipped commercial kitchen. Substantial storage and ground floor beer cellar.

## Letting Bedrooms

There are 10 beautifully appointed ensuite bedrooms, nine with king or super king beds and one with twin beds. All have en suite shower room. Rooms are equipped with tea and coffee making facilities, hairdryer and

television. There is Wi-Fi throughout. Seven bedrooms are fitted with air conditioning to ensure comfort throughout the year.

## Owners' Accommodation

The owners' accommodation is large and comprises kitchen, 3/4 bedrooms, bathroom, and a spacious lounge.

## Outside

Ample parking and outside seating for around 50.

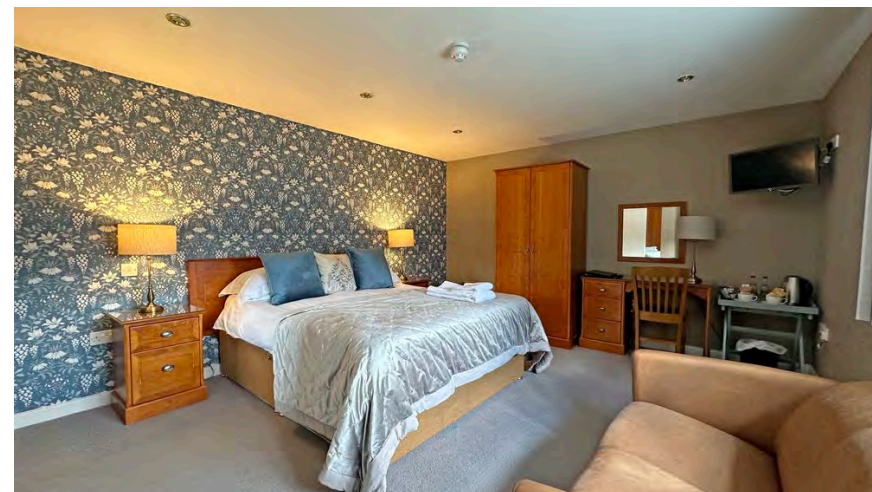
## Services

Hereford Council at Hereford 01432 260000

Mains electricity, drainage and water. LPG gas for cooking and central heating.

## Licence

Premises Licence





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## Review Platforms and Guides

Restaurant Guru: 4.6 out of 5 based on 722 reviews

Google Reviews: 4.5 out of 5 from 319 reviews.

Facebook: 4.7 out of 5 from 273 reviews

TripAdvisor: 4.4 out of 5 based on 282 reviews. It is ranked #1 of 3 inns in Leominster and has received a Travelers' Choice award.

Expedia: 4.4 out of 5 based on 282 reviews

## Website

<https://thecornersinn.com/>

## Trade

Revenue net of VAT in the year ended March 2024 was £749,192. (March 2025?) Further information will be made available to seriously interested parties normally at the time of a viewing appointment being arranged.

## Price

£800,000 freehold complete with goodwill and trade contents (according to inventory), excluding personal items. Stock at valuation.

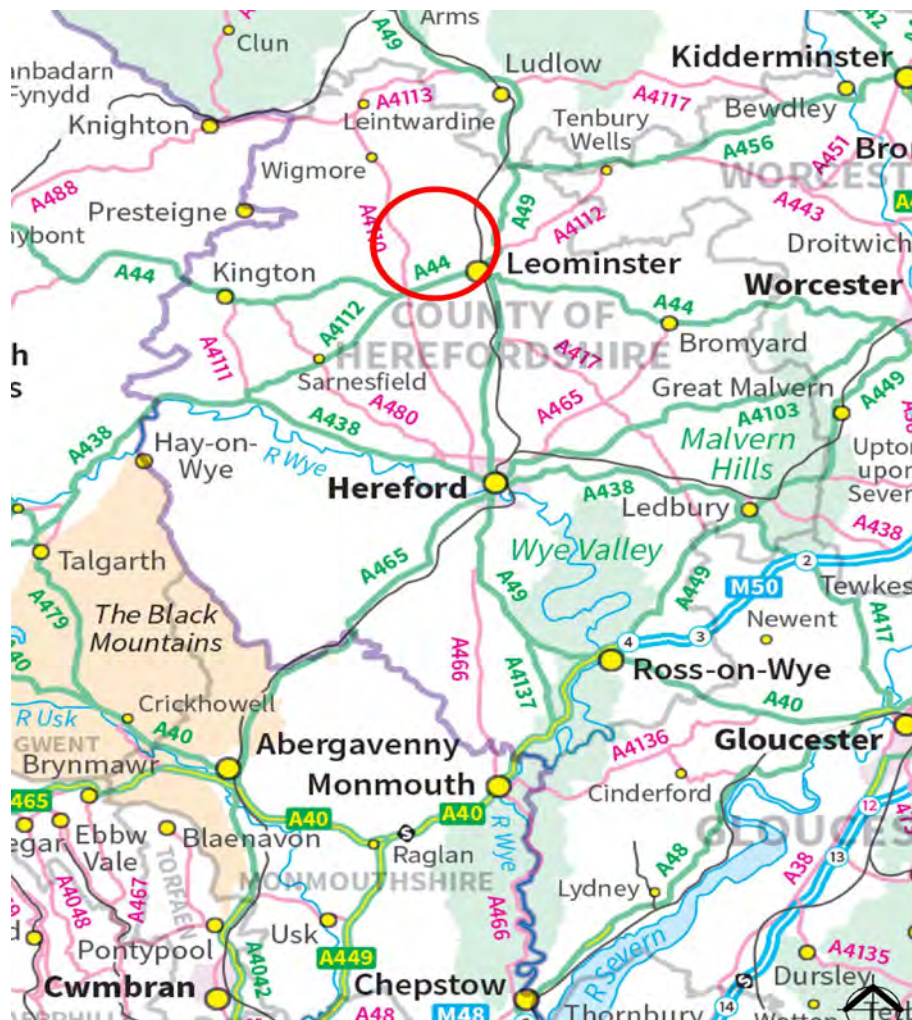
## Finance

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.

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## To View

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

## Mileages

Leominster 4 miles, Hereford 16, Birmingham 49, and Newport 57.

## For further information, contact:



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