



Slades  
House  
Country Inn  
01206 812729



# SLADES HOUSE COUNTRY INN

## SLADESBRIDGE

## NR WADEBRIDGE

## CORNWALL PL27 6JB

- An iconic freehouse restaurant, Grade II Listed, constructed in the 17th Century and formerly owned by the Pencarrow Estate
- One of Cornwall's leading destination pubs, on the market for the first time in over 80 years
- Well-established freehouse with strong loyal customer base
- Turnkey business opportunity for new owners
- Traditional style bar restaurant areas with log-burners, beam ceilings and carvery set up for 100+ covers
- Abundance of accommodation which includes five potential letting rooms, owners' cottage style accommodation, owners' additional five-bedroom accommodation
- Private garden area
- Outside open areas equipped with picnic bench table seats
- Extensive parking area for 75+ cars



**GUIDE PRICE £1,500,000 FOR THE FREEHOLD TO INCLUDE  
FIXTURES & FITTINGS PLUS SAV**



## LOCATION

Slades House Country Inn is located in the village of Sladesbridge, which lies close to Wadebridge (approximately 1 mile). Access is via the main A39 highway with Truro 25 miles distant, Camelford 10 miles, Bodmin seven miles, Pencarrow Estate three miles and Padstow 15 miles.

## DESCRIPTION

Slades House Country Inn occupies a prominent roadside location on the A389 connection road between Wadebridge and Bodmin. The property was constructed originally in the 17th Century and was formerly part of the Pencarrow Estate, and acquired by our clients' family in 1945.

The property comprises a detached, three-storey building under a pitched slate roof with many later extensions, private garden and car parking areas.

## THE BUSINESS

Slades House Country Inn offers a unique opportunity to acquire a prominent freehouse restaurant with potential letting rooms, located in the heart of the village of Sladesbridge, which lies close to Wadebridge. The business opens six days a week (closed on Tuesdays) throughout the year, trading from 11am to 11pm, although at present some hours are limited. The business has a loyal and extensive local following, offering food and drink. The business receives an exceptional boost during the seasonal months with the many visitors to the area.

The reason for sale is due to vendors' desire to retire.

## ACCOUNTS

Financial information will be made available to interested purchasers following an initial viewing.



# ACCOMMODATION (Areas are approximate)

## MAIN ENTRANCE

## VESTIBULE

### MAIN BAR (13.5 x 4.4m)

Extensive bar dining area with traditional style open beam ceiling, feature fireplace with copper hood and log-burner, range of alcove and bench seating. Fully carpeted and fully fitted and equipped for 25+ covers.

### MAIN BAR SERVERY

Double return counter equipped with bottle fridge, cash register and Altro flooring.

### ADJOINING BAR DINING AREA (6.9 x 4.25m)

Similar traditional style bar dining area with wood flooring and open beam ceiling. Fully fitted and equipped for 20+ covers.

### BAR SERVERY

Single counter with stainless steel sink unit and bottle refrigerator.

### MAIN DINING AREA (5 x 3.9m)

Traditional style dining area equipped with upholstered bench seating. Fully fitted and equipped for 20+ covers. Fully carpeted.

### DINING AREA ANNEXE (4 x 7.35m)

Similar area, fully fitted and equipped for 20+ covers.

## PASSAGEWAY TO TOILETS

## DISABLE WC

## LADIES WC

Two wcs and two wash hand basins.

## BEER CELLAR

Cellar cooling unit.

## PASSAGEWAY

## GENTS WC

Two wcs, three urinals and wash hand basin.

### COMMERCIAL KITCHEN (5 x 9.25m)

Fully fitted and equipped with aluminium extraction hood, two 6-burner gas ranges, deep fat fryers, Lincat grill, Lincat fryer, range of stainless steel shelving and worktops, Miele dishwasher, twin stainless steel sink unit, range of refrigerators and freezers. Altro flooring.

## STAIRWAY TO FIRST FLOOR FLAT

## LANDING

### LOUNGE (4 x 4m)

### KITCHEN (2.35 x 3m)

### BEDROOM 1

Front double.

### BEDROOM 2

Front double.

### BATHROOM

WC, shower and wash hand basin.

### BEDROOM 3

Rear double with en-suite bathroom.

### STORE 1

### STORE 2

## INTERNAL DOOR TO OWNERS' ACCOMMODATION







# ACCOMMODATION (Areas are approximate)

## STAIRWAY TO SECOND FLOOR

## CONVERTED ATTIC AREA IN TWO PARTS

## STORE ROOM

## MAIN OWNERS' ACCOMMODATION

Two-storey, cottage style with front door via external patio.

## VESTIBULE

## PRIVATE KITCHEN (3 x 4.35m)

Equipped with a range of worktops and sink.

## SITTING ROOM (5 x 5.35m)

Log-burner.

## BEDROOM 1

Front double with en-suite bathroom and balcony.

## ADJACENT OWNERS' ACCOMMODATION

Formerly known as Strand, now renamed Poppy's Corner.

## MAIN DOOR

## HALLWAY

## KITCHEN (5.5 x 4m)

Newly refitted kitchen area with a range of worktops and hard floor.

## SITTING ROOM (3.65 x 4.8m)

## BEDROOM 1

Rear double with en-suite bathroom.

## BEDROOM 2

Office, rear aspect.

## BEDROOM 3

Rear single.

## BEDROOM 4

Rear double.

## BATHROOM

## UTILITY ROOM

## BEDROOM 5

Side double.

## OUTSIDE

To the rear of the property lies a private enclosed garden area. To the front of the property lies a public trading area equipped with picnic bench table seats,

## CAR PARK

Extensive unmade car parking area for over 75 cars.

**Please note that the Stable Block is to be retained by our clients and therefore does not form part of the sale.**





## SERVICES

Services connected to the premises include mains water, drainage and electricity and LPG gas for cooking. (We would point out that no testing of any of the services has been carried out by the agent.)

## FIXTURES & FITTINGS

Normal fixtures and fittings associated with this type of property are included in the sale and detailed inventory of trade fixtures and fittings will be supplied prior to exchange of contracts.

## BUSINESS RATES

The property has a Rateable Value of £5,700 (VOA website 2023 List). Prospective purchasers should confirm actual rates payable with the local billing authority ([www.voa.gov.uk](http://www.voa.gov.uk)).

## LICENCE

The property has the benefit of a Premises Licence issued from North Cornwall District Council numbered 5441. (It is a requirement under the Licensing Act 2003 that the properties serving alcohol have a dedicated premises supervisor who must be the holder of a Personal Licence. Any prospective purchaser is advised to take appropriate specialist advice.)

# ENERGY PERFORMANCE CERTIFICATE

The property has an EPC Rating of B under Certificate Number 4492-9714-4682-8616-9594 valid until 23 February 2034.

## TENURE

Slades House Country Inn is available freehold and free-of-tie.

## PRICE

Offers invited in the region of £1,500,000 for the freehold interest to include fixtures and fittings plus stock at valuation.

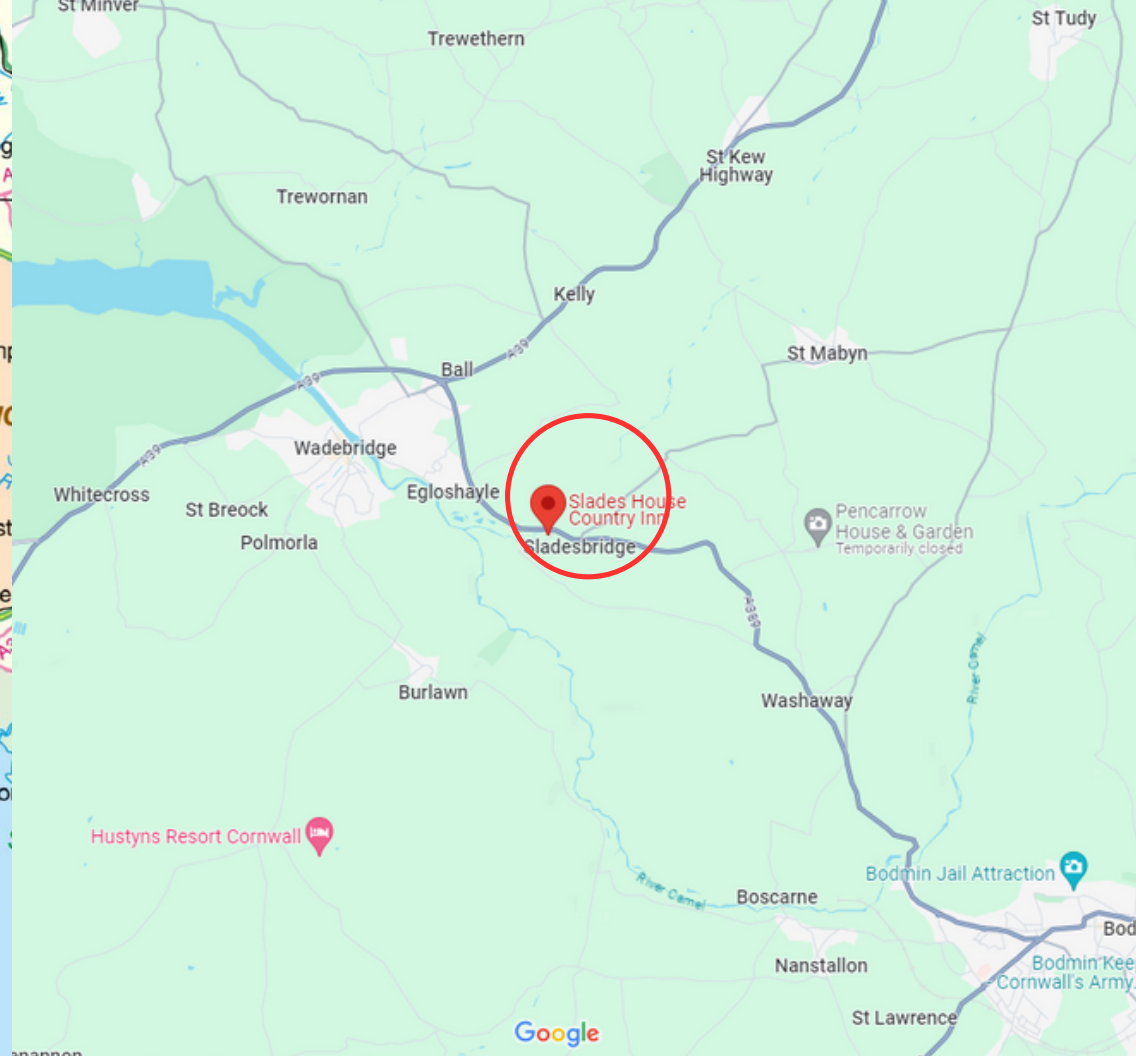
## VIEWING/FURTHER INFORMATION

Viewing strictly by appointment with SBC Property the sole selling agents.

SBC Property  
Daniell House  
Falmouth Road  
Truro  
Cornwall TR1 2HX

**FAO :** Jeremy Beeching  
**TEL :** 07738 321135  
**EMAIL:** [Jeremy@sbcproperty.com](mailto:Jeremy@sbcproperty.com)





## CHARTERED SURVEYORS

### COMMERCIAL, LICENSED & LEISURE PROPERTY CONSULTANTS

DANIELL HOUSE  
FALMOUTH ROAD  
TRURO TR1 2HX

T: 01872 **277397**

E: [Jeremy@sbcproperty.com](mailto:Jeremy@sbcproperty.com)

E: [enq@sbcproperty.com](mailto:enq@sbcproperty.com)

*SBC Property is the trading name of Scott Burrige Commercial LLP for themselves and for the vendors of this property whose agents they are give notice that: (1) These particulars do not constitute any part of an offer or a contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of Scott Burrige Commercial LLP, or the vendor. (3) None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. (4) Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) The vendor does not make or give Scott Burrige Commercial LLP nor any person in their employment any authority to make or give any representation or warranty whatever in relation to this property.*

*The sale of any going concern business is confidential therefore we would ask that you do not make any direct approaches to vendors, their staff or customers, and arrange all viewing appointments through our office. You are recommended to contact us before visiting the property even for an information viewing, we can then confirm whether or not it is still available. It is emphasised that in these Particulars of Sale items of furniture, fixtures, fittings and equipment are mentioned for descriptive purposes only and do not necessarily form part of the Trade Inventory as referred to above.*

