



A popular and award-winning high turnover character village inn with 4 ensuite letting bedrooms, which is presented to a high standard and offers a fantastic business opportunity with family sized 3-bedroom owner's accommodation. Character bar area (44+), attractive dining areas (48+), well-equipped commercial catering kitchen, skittle alley/function room (40+), beer garden with alfresco seating areas (58+), owner's private gardens, and customer car parking. Extremely well presented throughout and offering an impressive and successful multi-faceted business with year-round trade and a strong and consistent trading history. Retirement sale after 26 years ownership. Must Be Viewed.

**THE GEORGE INN
LONG STREET, CROSCOMBE, NR WELLS, SOMERSET, BA5 3QH**

FREEHOLD: £695,000

REF: 4892

The Gallery, Kings Wharf, The Quay, Exeter, Devon, EX2 4AN Tel: 01392 201262

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THE PROPERTY

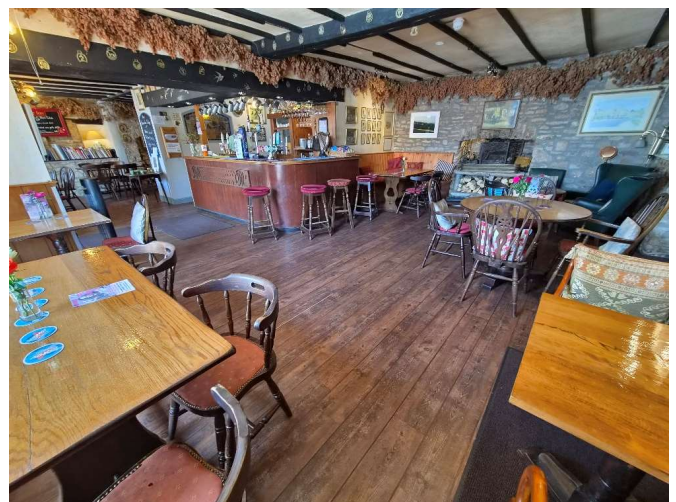
The George Inn is an award-winning 17th Century village inn and freehouse set within a popular Somerset village. This characterful and deceptively spacious inn is presented to an extremely high standard throughout having been substantially modernised, improved and extended by our clients during their 26 years of ownership to notably include adding ensuite letting rooms, creating an owner's apartment, a new commercial kitchen in 2017, creating the dining room and installing solar panels. This attractive inn, which is not listed, is renowned for its ambience and retains much of the original charm and character including open fireplaces, exposed stone walls, and beamed ceilings. This quality high turnover business offers 4 Ensuite Letting Bedrooms, Main Bar (44 plus standing room), Family Dining Room (22), Old Brewery Dining Room (26), Village Shop Area, an extremely well equipped Commercial Catering Kitchen with associated Ancillary Facilities, and 3 Bedroom (1 ensuite) Family Sized Owner's Apartment with independent access, Sitting Room, Kitchen/Dining Room, further Kitchen, 2 Bathrooms and a study/office area. Externally, to the front the property benefits from a Customer Car Parking for 4 vehicles, and covered Seating Area (8+). To the side is an Owner's Parking Area with Garage and Wood Store. To the rear are the Attractive Enclosed Gardens incorporating a lovely Beer Garden with seating for around 50 customers, a Skittle Alley/Function Room (40+) and an impressive Owner's Private Garden with lawn, patio and vegetable garden areas. The George Inn is a popular and extremely well presented freehouse and is undoubtedly a very special place in which to live and work, and a viewing is strongly recommended in order to fully appreciate all that this impressive multi-faceted business has to offer.



SITUATION

The George Inn occupies a landmark trading position on the A371 main road roughly midway between Wells (3 miles) and Shepton Mallet (2 miles). Located in the beautiful valley of the River Sheppey, Croscombe is one

of the areas most popular and sought after villages, being renowned for its active community. The historic City of Wells (England's smallest city) has a bustling High Street and provides a wide range of amenities, as well as the famous landmarks such as the Cathedral and Bishops Palace. Shepton Mallet is a vibrant and historic market town which provides a wide range of amenities and has easy access to the Bath and West Show Ground. The George is also an ideal base from which to explore the surrounding Somerset countryside, attractions and Cities. Both the City of Bristol and the Georgian City of Bath are located just 20 miles away. The area is a magnet for day trippers and tourists throughout the year with many popular tourist spots close by including the Mendip Hills with Cheddar Gorge and Wookey Hole Caves, Glastonbury with its abbey and tor and Longleat with its safari park and stately home.



INTERNAL DETAILS

Main customer entrance door to the front with an entrance porch leading into the **Main Bar** a traditional and attractive character room with part exposed stone and part wood panelled walls, exposed ceiling timbers, feature fireplace with open fire, darts oche area, wall mounted menu boards, wood burning stove, wood effect flooring, feature lighting, double sided wood burner (disused), freestanding wooden tables and upholstered, wooden chairs, stools, settles and armchairs comfortably seating 44 customers plus standing room. Polished timber topped **Bar Servery** fitted with a range of back bar fittings, optics, extensive display shelving, wine racking, EPOS touch screen till system with printer link to the kitchen, and a double glass fronted bottle fridge. Waitress Station Area with commercial coffee machine, coffee grinder and stainless-steel sink. **Family Dining Room** with part exposed stone walls, exposed ceiling timbers, wood effect flooring, wall mounted large screen television, freestanding wooden tables, upholstered wooden chairs comfortably seating 22 customers. **Village Shop Area** with a double glass fronted upright fridge and shelving. **Old Brewery Dining Room** an attractive character space with flagstone flooring,

vaulted ceiling, part exposed stone walls, feature lighting, large screen projector television, freestanding wooden tables and upholstered wooden chairs comfortably seating 26 customers. **Ladies, Gents and Disabled WCs. Commercial Catering Kitchen** with non-slip flooring, part stainless steel and part wipe clean clad walls and being equipped to a high standard with an extensive range of commercial catering equipment to include:- extractor system with stainless steel canopy and gas interlock system, 4 ring induction range, eye level grill, 2 door commercial counter freezer, 3 door commercial counter fridge, 2 combi ovens, chargrill, twin floor standing deep fat fryer, 2 shelved serving gantries with warming lamps, flat top griddle, 2 commercial microwaves, warming cabinet, twin deep bowl stainless-steel sink, handbasin, stainless-steel workbenches with shelving below, stainless-steel deep bowl sink, commercial pass thru dishwasher with tray slide, stainless-steel shelving, double upright commercial fridge and stainless-steel racked shelving. **Covered Service Yard Store Area** with 2 double upright commercial freezers, upright double commercial fridge, dry goods store area, potato chipper and rumbler. Utility Room. **Beer Cellar** temperature controlled on the ground floor. **Bottle Store. Storeroom** with ice machine and stainless-steel workbenches.



LETTING ACCOMMODATION

The inn offers **4 Well Appointed and Impressive Ensuite Letting Bedrooms** on the first floor and each benefitting from televisions, Wi-Fi, and tea and coffee making facilities and briefly comprising: -

Bedroom One a double bedroom with an ensuite bathroom.

Bedroom Two a double bedroom with an ensuite shower room.

Bedroom Three a double/twin bedroom with an ensuite shower room.

Bedroom Four a single bedroom with an ensuite shower room.

Laundry/Housekeeper's Room.



OWNER'S ACCOMMODATION

With independent access (also linked to the inn internally) is an owner's family sized private accommodation which would also suit two couples, and briefly comprises:- **Sitting Room, Bathroom** with a shower over the bath, **Kitchen/Dining Room** with modern base and wall mounted kitchen units, complementary worksurfaces gas hob, electric oven and dishwasher. **Second Kitchen** with a range of base and wall mounted kitchen units and complementary worksurfaces. **Bedroom 1** a good size double bedroom with vaulted ceilings and an **Ensuite Shower Room. Bedroom 2** a good size double bedroom with French doors onto a balcony area. **Bedroom 3** a single bedroom. **Study/Office Area. Bathroom** with a shower over the bath.



EXTERNAL DETAILS

To the front of the inn is a **Customer Car Park** with space for 4 vehicles. Adjacent to this is a **Covered Customer Seating Area** for 8. To the side of the property is a **Gated Yard Area** for owner's parking and bin storage with a **Garage/Storeroom** and a **Wood Store**. To the rear, and a real feature of this property are garden areas, with a **Customer Beer Garden and Terrace** incorporating lawned and patio seating areas with a pergola and space for around 50 customers. **Skittle Alley** a purpose built and equipped multi-purpose room used for meetings and functions with a demountable skittle alley, large screen television and seating for around 40 customers.

Also to the rear is an attractive **Owner's Private Garden Area** being enclosed and mainly laid to lawn with a range of mature trees and shrubs, a **Patio Terrace, Summerhouse**, productive **Vegetable Patch** and a **Greenhouse/Store**.



THE BUSINESS

The George Inn is an extremely well presented throughout and trades as an impressive and popular high turnover village pub with letting accommodation. Well presented throughout, our clients have constantly improved the property whilst sympathetically maintaining the character of the building. The high standards inherent throughout the business ensure excellent levels of trade and the George Inn is extremely well supported by the community and has a reputation for well-kept ales and good homemade pub food with a popular Sunday roast. It is also home to the village shop, which is run as a service to the community during pub hours and selling convenience items. The George has won numerous awards and accolades including CAMRA Rural Pub of the Year and the Sunday Times Top Pubs in Somerset, and the business benefits from impressive levels of goodwill and regular repeat custom and the letting rooms attract a steady stream of custom from both tourists and commercial travellers. The pub is very much part of the community and is a popular venue for many of the village's groups and societies who regularly meet here. It also hosts regular folk nights, themed food nights, quiz nights and is home to 2 skittles teams. The business has its own website www.thegeorgeinn.co.uk which provides further information. The George Inn has also received numerous excellent reviews on Google, Tripadvisor and Booking.com. The sale of The George Inn represents an excellent opportunity to purchase a well-regarded high turnover character inn with letting bedrooms and family sized owner's accommodation, in an extremely desirable location. Genuine retirement sale after 26 years ownership.

TRADING INFORMATION

Accounts provided for the year ending 31 March 2026 show sales of £534,669 net of VAT. The advised trade split is 42% food, 40% wet, 10% shop and 8% accommodation. Accounts will be made available to interested parties following a viewing appointment.

CURRENT STAFFING

The business is run by our clients, assisted by 5 full time (including 3 chefs) and 2 part-time members of staff.

EPC

Requested and to be confirmed.

BUSINESS RATES

2026 List: Rateable Value £22,900. Please note that this is not the rates payable. Contact us for further details.

SERVICES

All mains services are connected with a 3-phase electricity supply. There is a solar panel system installed.

TRANSFER OF A GOING CONCERN

The sale includes the goodwill of the business and the full trade inventory and will be subject to Transfer of Undertakings (Protection of Employment) Regulations (TUPE).

VIEWINGS

Strictly by appointment with the vendors Sole Selling Agents. Tel:(01392)201262. Email:info@stonesmith.co.uk Please do not approach our clients or their staff directly.

FINANCE

If you would like independent specialist advice on funding this property or any other purchase, we recommend you contact us for a list of our approved brokers.



Please note: The fittings, equipment and services listed have not been tested by the agents, although we are informed that all items are in working order.