



The Boot

Freehold

Offers in Excess of **£600,000** Plus VAT

The Boot, Freston Hill, Freston, Suffolk, IP9 1AB

AT A GLANCE

- Grade II 17th Century Building
- Stunning views across River Orwell
- 80 internal covers. 150+ external covers
- Fully Equipped Trade Kitchen
- Overage clause on adjoining 5 acre field.
- Affluent area of Shotley Peninsula
- 5 min drive from the A14
- Extensive Trade Garden & 5 Acre Field
- Main Car Park & Overflow parking for c60 cars
- Available with Vacant Possession.

Viewing And Further Information

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PROPERTY

A prominent 17th Century Grade II listed building. Extensively restored, redecorated and refurbished in 2018 after being closed for a decade. Front entrance leading to main bar area with servery. Seating area (40) to the right, broken up by exposed wooden beams. Wood burner situated in large open fireplace. Further seating to the rear (20) with french door access to garden, (ideal for private intimate gatherings). Conservatory area (20) with vaulted windows boasting views across the garden. Access to patio and main garden. Access to Ladies, Gents and Disabled WCs. Basement cellar is accessed from the floor hatch immediately to the left of the main front entrance. Notable cellar space. Fully equipped trade kitchen.

1st floor - stair access internally from rear dining room. 1 bed self-contained flat (no kitchen).

Extensive external areas consisting of - rear patio seating for approx 60 customers on round picnic style benches. Stairs leading to raised main garden (150), laid to grass. Also includes a 'Hobbit' Style hut, which can be used as a private dining space, as well as outdoor bar and kitchen shed. 2 large Tipi style tents capable of holding up to 100 standing guests and ideal spaces for weddings. Kitchen gardens, farm animal areas, including a duck pond which houses native ducks. The site also boasts a "Freston Kino" boutique 12-seater cinema. Several dry store sheds which also include walk in fridges and freezers. Front and rear car park for a total of 30 vehicles, as well as an overflow car park for another c25 cars. Lastly the site benefits from an adjoining field at a whopping 5 acres, with views across the Shotley Peninsular. This area is ideal for holding numerous outdoor events and even accommodating temporary structures for glamping pods. Please be advised that an overage clause will be put in place for this space. Please see 'Planning'.

PLANNING

The property is Grade II listed. Please be advised that the adjoining 5 acre field will have an overage clause in place for a period of 25 years at a 25% uplift for Commercial development and 50% uplift for Residential development. A copy of this clause can be made available to genuinely interested parties.

MEASUREMENTS

Total site area approximately 6 acres. Total floor area - 3,261 sq ft

**Measurements are taken from digital mapping and are approximate.

FIXTURES & FITTINGS

The purchase price includes an extensive trade inventory, to include social media accounts, website domain and mailing lists.



THE BUSINESS

The pub is closed and no trade is warranted or sold. We have no access to previous trading accounts

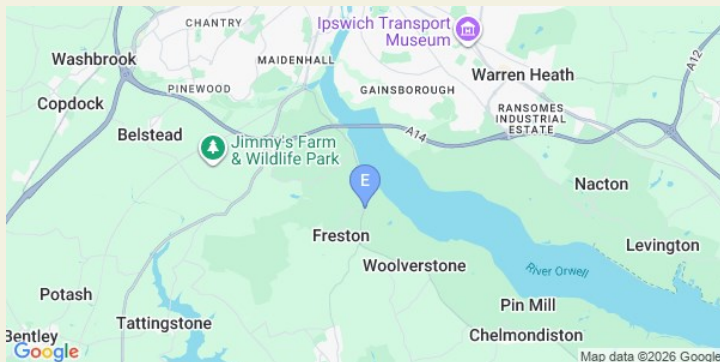
RATES & CHARGES

Rateable Value - £39,500 as of 1st April 2026

TENURE

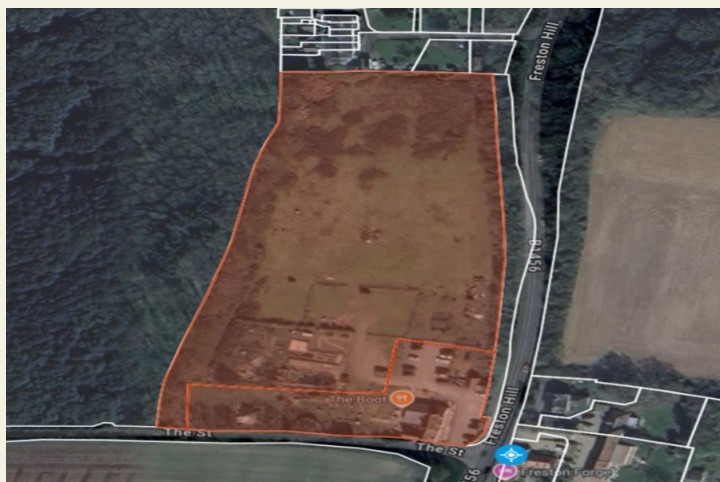
Freehold available seeking unconditional offers in excess of £600,000 (Plus VAT)





LOCATION

The Freston Boot is located 4 miles south-east of Ipswich, Suffolk in the affluent Shotley Peninsular and is on the edge of an AONB, with views of The River Orwell and Orwell Bridge. The property lies within easy access from the A12 and A14 to Colchester, Chelmsford, Ipswich and Cambridge.



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