

Crown Inn

The Street, Stone In Oxney, Tenterden, Kent, TN30 7JN



SIBLEY PARES

CHARTERED SURVEYORS & ESTATE AGENTS



Public House For Sale

Crown Inn

The Street, Stone In Oxney, Tenterden, Kent, TN30 7JN



Key Features

- 2 en-suite letting rooms
- Trade gardens and trade patios
- Modern restaurant and catering kitchen
- Car park
- Separate annex for landlords living accommodation
- 2 traditional bars

Description

Substantial detached free house, with two en-suite letting rooms, period property with wealth of original features plus a modern restaurant and catering kitchen.

Accommodation

Detached period property with bars, dining room/restaurant, catering kitchen, 2 en-suite letting rooms, Car park and trade gardens.

Main Bar 7.2m x 7.0m

Front Bar 10.6m x 3.6m

Restaurant 7.4m x 7.2m

Catering Kitchen 7.2m x 4.0m

Customer Toilets Ladies, Gents and Disabled

Beer store

On the first floor (via external staircase) entrance lobby- sitting area,
two letting bedrooms (doubles) with en-suite bathrooms at 2nd floor level



Externally-

[Library picture](#)

Landlords' accommodation in detached annex

Wooden storage shed

Paved patio with picnic style tables and benches.

Car park

Large trade gardens

Planning permission has been granted for an extension to the property to provide further letting rooms.

Crown Inn

The Street, Stone In Oxney, Tenterden, Kent, TN30 7JN



Rateable Value

Rateable Value £7,800. 2023 rating list

Terms

Freehold

Guide price £650,000 'all at'.

The sale contract will include an overage clause in the event that planning permission is granted for any non-trade development

VAT

We understand from our client that the property is not elected for Value Added Tax (VAT). Prospective occupiers should satisfy

themselves independently as to any VAT payable in respect of any transaction.

EPC

The property has been graded as D (84).

Legal Costs

Each side to bear its own legal and professional costs.

Location

Within the village of Stone in Oxney on Romney Marsh between Appledore and Rye. Tenterden is 7 miles to North West and Rye is 6 miles to the South West. The property is 1.6 miles South of the B2080, Tenterden road

W3W: <https://what3words.com/flips.joke.acclaimed>

NOTE: Rental prices or any other charges are exclusive of VAT unless otherwise stated. MISREPRESENTATION ACT 1967. These particulars are believed to be correct, their accuracy cannot be guaranteed and are expressly excluded from any other contract. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. No fittings, appliances or services mentioned have been tested by Sibley Pares.



For all Viewings and Enquiries contact-

Phil Hubbard

phil.hubbard@sibleypares.co.uk

Nigel Thirkell

Nigel.thirkell@sibleypares.co.uk

Joint agents-

Alex Hobbis - Dyer and Hobbis

07771 961260 - ahobbis@dyeandhobbis.com



AGENCY & INVESTMENT | LEASE ADVISORY | PROPERTY VALUATION | PROPERTY MANAGEMENT | BUILDING SURVEYING

Sibley Pares Chartered Surveyors is a trading name of Sibley Pares LLP Registered in England and Wales No: OC400776 Registered Office: 1 Ashford Road, Maidstone, Kent ME14 5BJ VAT Registration No. 218 5130 30