



Three Tuns

Freehold

Offers in the Region of **£400,000** (plus VAT)

Three Tuns, Great Hormead, Buntingford, Hertfordshire, SG9 0NT

AT A GLANCE

- Hertfordshire village Freehouse
- Restaurant / Dining area (c 70 internal covers)
- Refurbished 2 bedroom flat above s/c
- Dedicated car park for c. 12/14 vehicles
- Main bar area with Inglenook fireplace
- Commercial trade kitchen with extraction
- Secluded trade gardens for c. 60+ covers
- Available with vacant possession

Viewing And Further Information

Tom Nichols



01223 867400



07715 054959



tom@everardcole.co.uk





PROPERTY

Originally believed to have been a house, the Three Tuns was converted to an inn in the 18th century and boasts a wealth of period character, with charming period features such as a thatched roof, exposed timbers, beams and brickwork.

The main building is arranged over two storeys with later single storey additions and conservatory.

The ground floor provides a number of trade areas with space for around 70 covers in total, divided into 4 interconnecting trade areas, served by a central bar servery and rear conservatory area. The back of house comprises a commercial trade kitchen with extraction, lobby area and laundry room.

The property has been refurbished in recent years and provides tiled and wooden flooring, refurbished customer WC's, rear conservatory extension and a number of log burners.

A substantial basement seller provides storage, as well as external storage areas and service yard.

The 1st floor provides residential accommodation, including two large double bedrooms, family bathroom and double height lounge. Access is both internal and by an external staircase.

Externally the property provides a rear shingle car park (12/14 spaces) as well as enclosed and secluded rear trade garden (60 covers), front and rear patio areas, leading onto the conservatory.

The property also features a private garden which has two timber sheds, both of which have power connected.

PLANNING

We are advised the property is Grade II Listed and situated within a Conservation Area.

The property is registered as an Asset of Community Value (ACV) which expires on 22/11/28.

The relevant local authority is [East Herts District Council](#)

MEASUREMENTS

The area of the site extends to 0.4 acres and the ground floor area (GEA) of the public house is 162m² (1,744ft²).

Measurements are taken from digital mapping and are approximate.

FIXTURES & FITTINGS

The property is being 'sold as seen' and any items left on the day of completion will be inherited by the purchaser excluding any third party items. No stock payable.



THE BUSINESS

The business is now closed but has historically traded well, as a community led pub with great food, given the extensive catering kitchen.

RATES & CHARGES

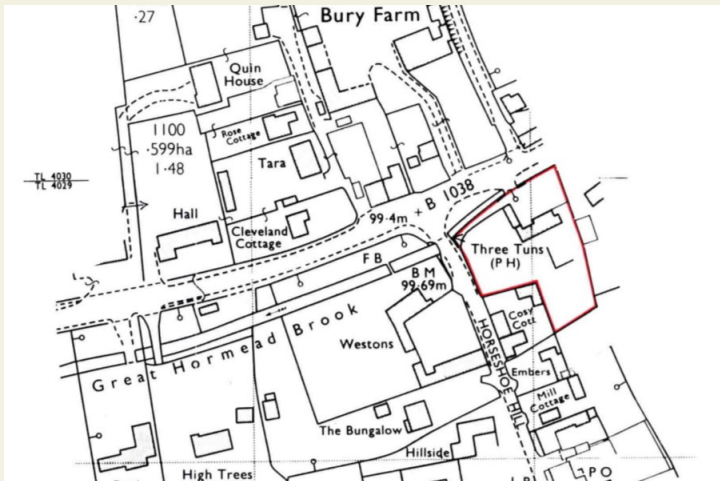
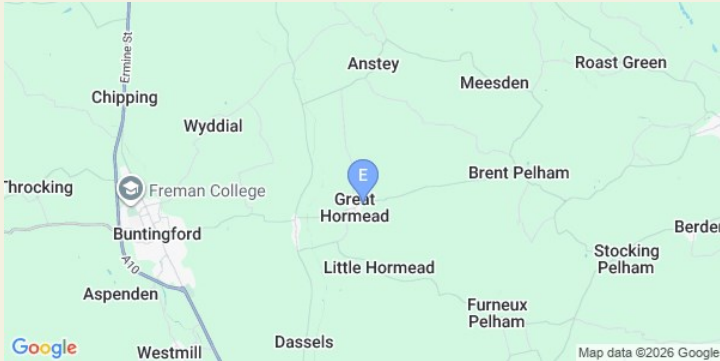
The rateable value as of 1st April 2026 is £6,500. (*no business rates payable*)

TENURE

Freehold offers are sought in excess of £400,000 (excluding VAT), subject to contract and vacant possession only.

Alternatively, a new 'free of tie' lease may be considered.



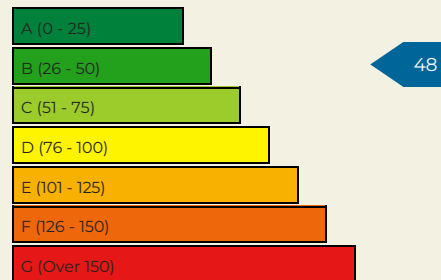


LOCATION

Great Hornead is a quaint and desirable village located in northeast Hertfordshire, around 2.5 miles east of Buntingford. It is within easy reach of the A10, providing quick access to/from Bishop's Stortford and Hertford.

The Three Tuns is positioned at the heart of the village set back behind Great Hornead Brook, in this sought after Hertfordshire village.

EPC



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Cambridge
01223 867400

Nottingham
0115 8246442

Leeds
0113 4508558

info@everardcole.co.uk
www.everardcole.co.uk



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