



Fox and Hounds

High Street, Cheswardine, Market Drayton, TF9 2RS
Affluent Shropshire Village Freehouse - £399,950



Key Features

- Highly attractive excellently refurbished freehouse in centre of affluent village.
- Scope to convert to large 5 bedroom house.
- Extensive 5 bedroom flat, external beer patio and 20 space car park.
- No rates payable under Small business rate relief.
- Includes adjoining Shop.

Location

The Fox and Hounds lies in the affluent Shropshire village of Cheswardine approximately 5 miles south east of Market Drayton and 8 miles north of Newport. The public house lies in the heart of the village on High Street and opposite St. Swithun Church. The public house benefits from the catchment within the immediate village and the other similar villages in the vicinity and also from walkers and cyclists and the various caravan parks and tourist attractions in the area. The site sits on 0.296 acres (Source Nimbus Maps).

Description

The Fox and Hounds is a substantial and imposing well refurbished two and three storey detached brick built public house beneath pitched tiled roofs with a more recent oak framed single storey extension to the rear. The property benefits from a pleasant rear beer patio and a large elongated car park for some 20 vehicles.

[Google Street View](#)

Accommodation

Ground Floor

The front entrance lobby leads through to the highly attractive well decorated and refurbished trading area, guarded by 6 specially commissioned carved hounds heads, which is arranged in various quaint and cosy alcoves with reclaimed oak and quarry tiled flooring, perimeter oak clad fixed seating, original inset timber framing, timber panelled walls and ceiling timbers, stained glass framed oak partitions and wood burner. In total there is seating for some 50 customers in the original area of the pub and potential for a further 20 covers within the more recent extension to the rear.

Ladies and gentlemen's customer lavatories lie off a side hallway and the large well fitted catering kitchen adjoins the rear trading area. There are two beer cellars within the basement, one used for bottles and general storage and the other as the main beer cellar with drop.

The Village Shop adjoins. This is at present disused.

First and Second Floors

The Living Accommodation is arranged at first and second floor level to comprise five large bedrooms, domestic kitchen, 2 bathrooms and lounge.

Outside

Pleasant rear beer patio and a large elongated car park for some 20 vehicles.

Tenure

Freehold with the benefit of vacant possession.

Services

We are informed that all mains services are connected to the property.

Licences

The property holds the benefit of a Premises Licence permitting the sale of alcohol from Monday to Sunday 11:00 hrs to 01:00 hrs.

Town and Country Planning

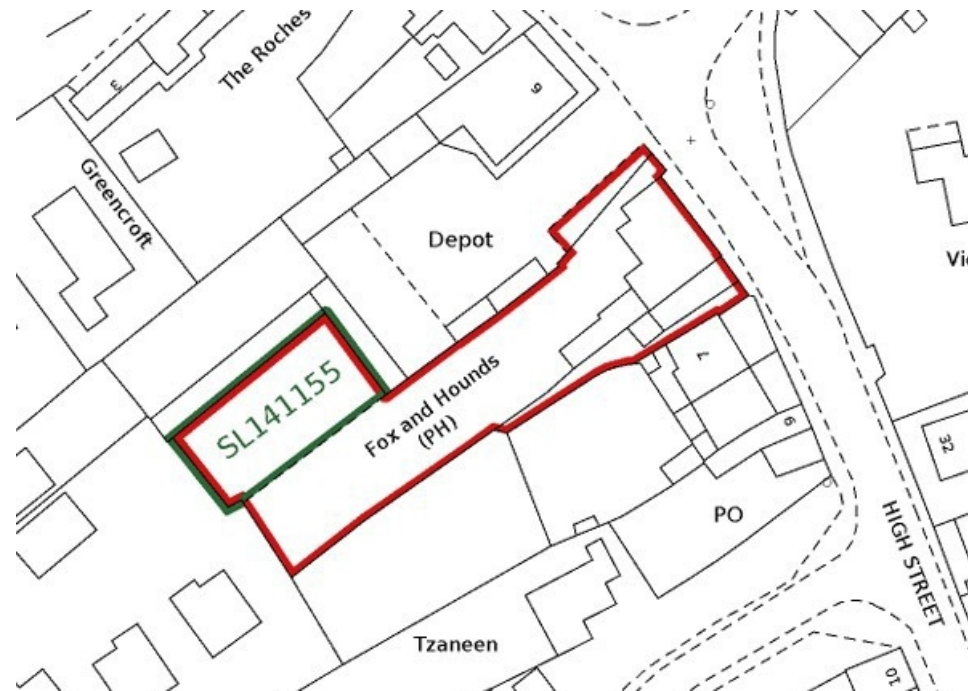
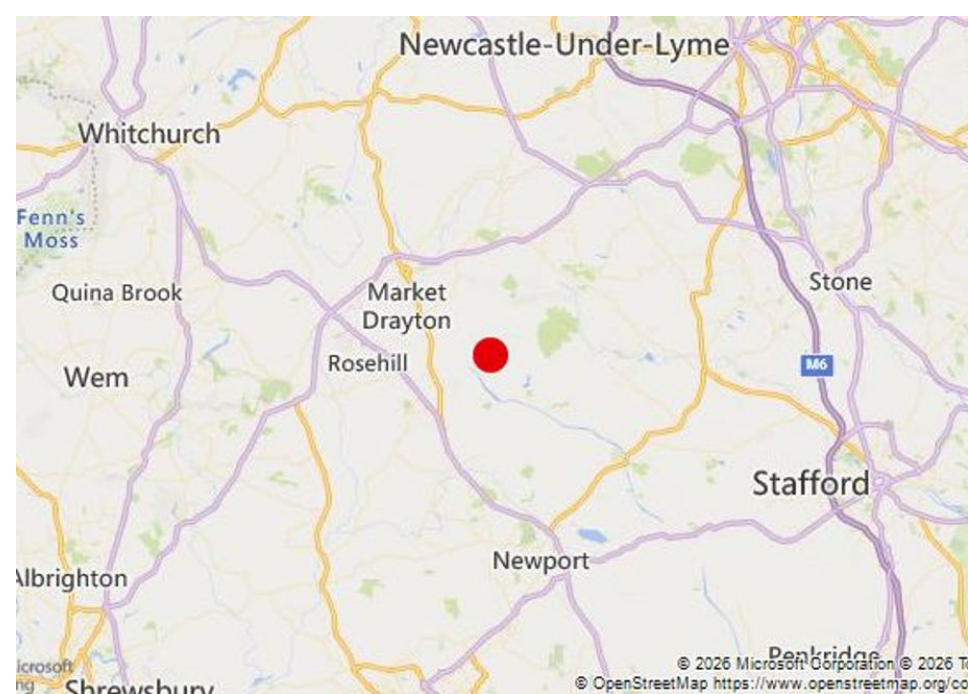
We are informed by Shropshire Council that the property is not listed but is in a Conservation Area.

Fixtures and Fittings

All items in the nature of fixtures, fittings, furnishings and effects are to be included in the sale on an as seen basis. Items held on third party leases and two paintings which are to be excluded from the sale are to be identified. All branded items with Joules logo are to be excluded.

Stock in Trade

The buyer will acquire the stock and unbranded glassware at valuation upon completion.



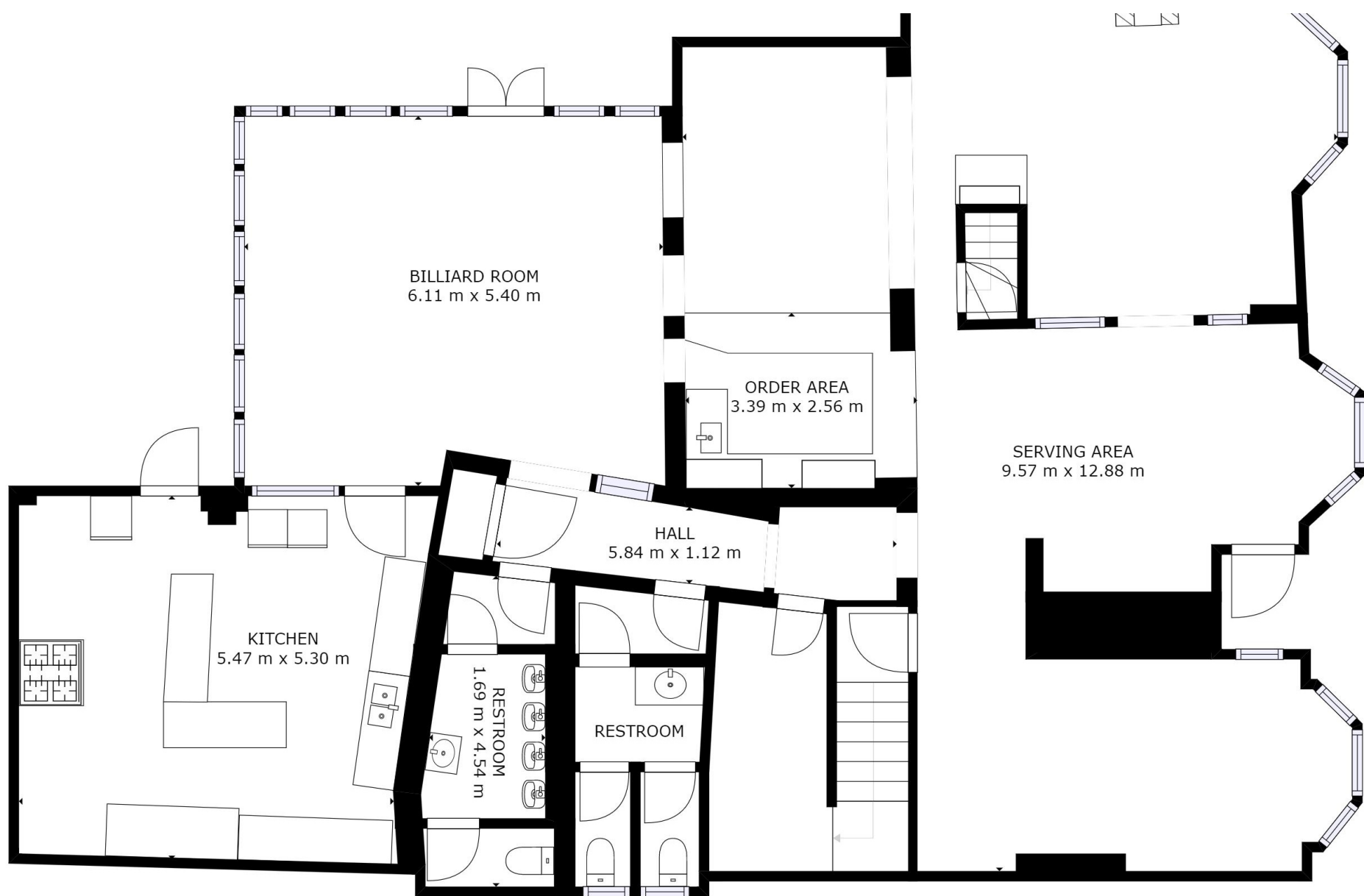


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For Sale Freehold £399,950

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GROSS INTERNAL AREA
FLOOR 1: 37 m², FLOOR 2: 203 m²
FLOOR 3: 136 m², FLOOR 4: 45 m²



Business Rates

The Rateable Value is £12,000 with effect from April 2026

EPC

An EPC is available for interested parties upon application.

Terms

All prices/rents quoted are subject to contract and exclusive of VAT where chargeable.

Money Laundering

In order to comply with Money Laundering Regulations, all prospective purchasers will need to provide proof of identity and residence.

For more information or to book a viewing please contact:

Matthew Phillips

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