



📍 Horse And Groom Inn East Woodlands Road, East Woodlands, Frome, Somerset, BA11 5LY

🔗 Auction Guide £185,000

- For Sale By Online Auction
- Thursday 9th July 2026
- Lot 11
- Guide Price £185,000+

🏡 Freehold

📊 EPC Rating



LOT 11  
FOR SALE BY ONLINE AUCTION  
THURSDAY 9th JULY 2026  
GUIDE PRICE £185,000+

A spacious detached public house situated in a rural position with residential dwellings in the vicinity. The pub has been closed for about 6 years and has now fallen into dis-repair. Potential for conversion to residential (subject to consents).

The idyllic hamlet of East Woodlands lies about 1 mile south of the A361 and is approached via country lanes. The hamlet backs on to the Longleat Estate and enjoys easy access to wonderful countryside and woodland. There is a village hall and church. The market town of Frome is approximately 2 miles away and offers a comprehensive range of amenities as well as a regular artisan market and rail connections to Bristol and Weymouth.

The World Heritage Site of Bath is 16 miles to the north and provides a wide range of cultural, leisure and business amenities and a regular rail service to London Paddington. There are a number of excellent schools within reach of the property.

The property has spacious accommodation over 2 floors with an internal floor area of about 268m<sup>2</sup> (2,885ft<sup>2</sup>) and comprising on the ground floor; entrance porch, 2 bar lounges both with attractive fireplaces, conservatory, kitchen, store rooms, beer cellar and toilets. On the first floor; landing, 4 bedrooms and a bathroom, the rooms provide views over the surrounding countryside.

At the front there is a large parking area and raised garden, a side access leads around to a pleasant garden laid to lawn with mature shrubs and trees. Dilapidated shed to one side.

Included in the sale is a parcel of the paddock to the rear of the property and the extent of the whole property is shown edged red for identification purposes only on the aerial photo and measures about 0.60 acre.

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For further information please go to our auction site.

#### Situation

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#### Viewings

To arrange a viewing, contact: Trowbridge Office

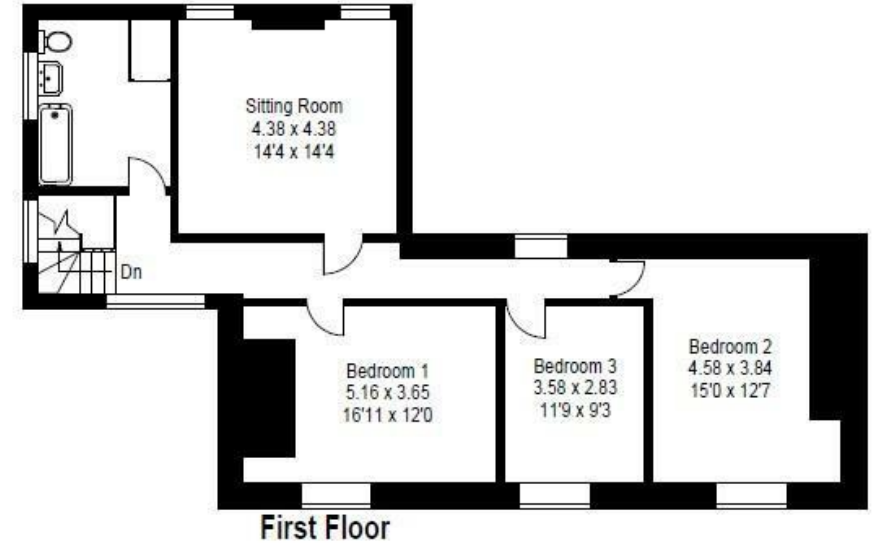
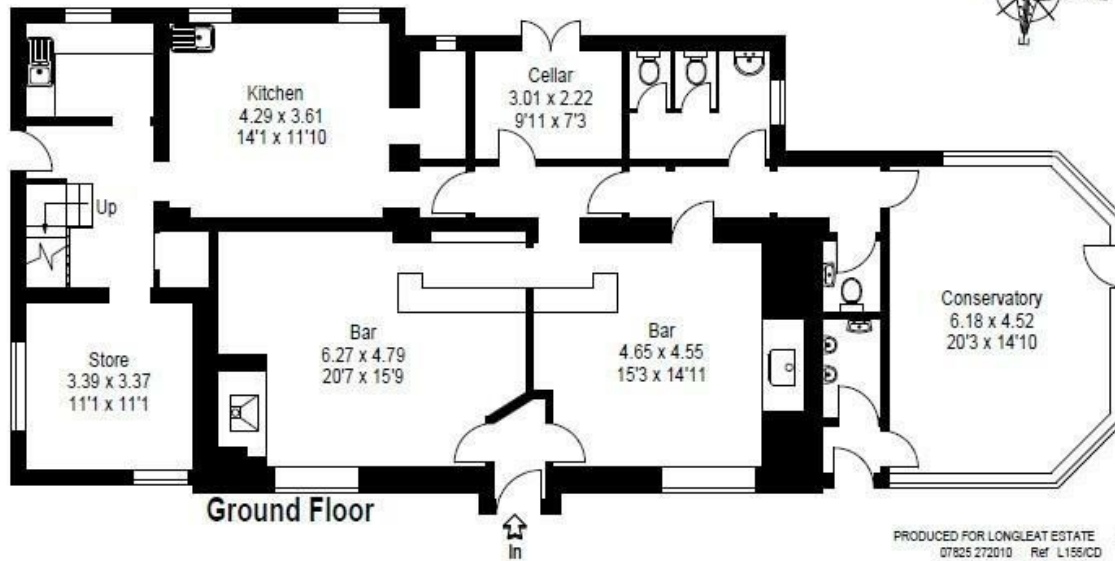
There will be numerous pre-arranged open house viewing slots lasting for 30 minutes and you can book in by contacting the Auctioneers.

If you have any concerns with viewings, please contact the relevant Strakers office and we would be happy to discuss them with you and hopefully put you at ease.



## The Horse and Groom, East Woodlands BA11 5LY

Approximate Gross Internal Area :- 268 sq m / 2885 sq ft



PRODUCED FOR LONGLEAT ESTATE 2018  
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This illustration is for identification purposes only. Measured & drawn in accordance with RICS guidelines.  
Not drawn to scale, unless stated.

Disclaimer These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.