



Howley Tavern



SITUATION

Howley Tavern enjoys an elevated rural location with stunning panoramic views across the rolling Yarty Valley. The property is conveniently located nestled amidst the Blackdown Hills, an Area of Outstanding Natural Beauty.

Howley is a rural yet accessible Somerset village with the picturesque village of Combe St Nicholas about 3 miles East offering a post office, village store, public house, primary school and ancient church. Access to both the A30 and A303 is both swift and convenient with the market towns of Chard and Honiton being 4 and 11 miles to the East and West respectively, both offering a wide range of amenities and day to day facilities.

Taunton, is approximately 13 miles to the North with an excellent range of shops, schools both in the state and independent sector, a county cricket ground, racecourse, theatre and a main line rail link to London Paddington with Junction 25 of the M5 on the eastern side of the town.

The stunning Jurassic South coast is about 15 miles to the south.

DESCRIPTION

Understood to date back to the 17th century this former public house has a wealth of character with inglenook fireplaces and lots of exposed beams. Having been family run as a public house by the current occupiers for many years, change of use was granted to use the property as one residential property (Ref 18/02262/FUL dated 19th March 2020).

The substantial property which extends to about 4,712 sq ft (437.7 sq m) has plenty of potential, with the ground floor having been operated as a pub, this could easily be repurposed into living accommodation, or subject to obtaining further consents, split to former separate accommodation/holiday lets.

As is shown on the floor plan, there are three large reception areas, the WCs and the pub kitchen space. Whilst the main living accommodation has been on the first floor, comprising five bedrooms (4 with en suites), two receptions and a kitchen. The rooms to the rear having some incredible views across the valley.

OUTSIDE

As can be expected from a former public house, there is a large tarmac parking area with road access. However what you might not expect is the generous grounds which are split with a small stream, there are lawns, wooded areas, patios and a current large chicken run that provides separate access to a road. Beside the parking area is a large timber garage/workshop.

In all the land extends to about 1.35 acres (0.54 ha)

SERVICES

Water via Private Bore Hole and mains electric. Private drainage (will require replacement). LPG central heating.

Chard 4 miles Lyme Regis 14 miles

Substantial former public house in 1.35 acres of grounds with amazing views.

- About 4,712 sq ft (437 sq m)
- 5 bedrooms (4 en suites)
- 4 Reception rooms
- Character features
- Tarmac parking area
- Fantastic views
- Grounds 1.35 acres (0.54 ha)
- Commercial EPC Band D

Guide Price £650,000

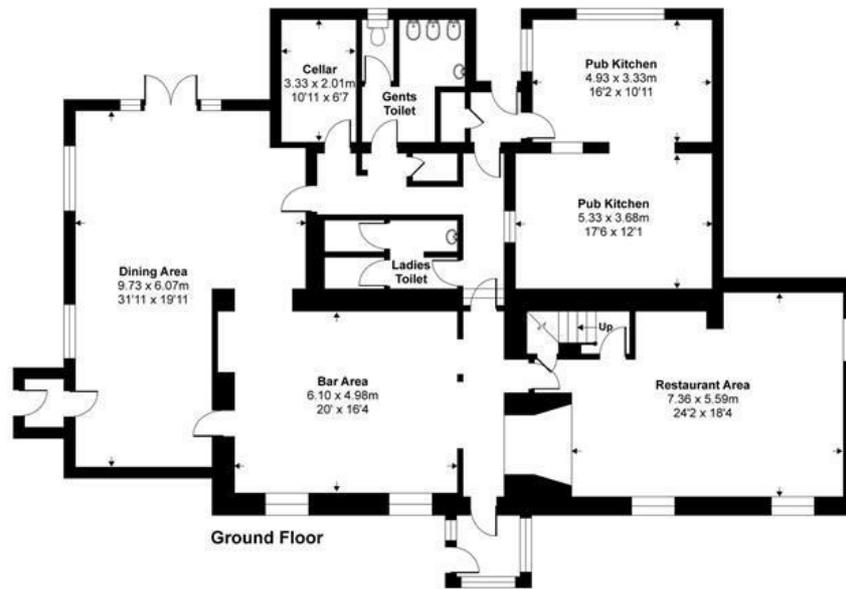


Approximate Area = 4712 sq ft / 437.7 sq m

For identification only - Not to scale



First Floor



Ground Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntheocom 2021. Produced for Stags. REF: 724435

These particulars are a guide only and should not be relied upon for any purpose.

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| Energy Efficiency Rating | | Current | Potential |
|---|-----------|-------------------------|-----------|
| (92-100) A | (81-91) B | (69-88) C | (55-77) D |
| (49-68) E | (35-48) F | (2-48) G | |
| Net energy efficient - higher scoring coats | | 63 | 35 |
| England & Wales | | EU Directive 2002/91/EC | 1-3 |