Clarke Philips

Estate Agents & Property Management




NEWMARKET ROAD | KENNETT

*Centuries of character. An exceptional opportunity*

# NEWMARKET ROAD | KENNETT

## Guide Price £750,000 Freehold

## FEATURES

- Grade II Listed 16th Century Public House with Historic Character
- 10 Modern Ensuite Letting Rooms in a Separate Purpose-Built Block
- Extensive Commercial Kitchen and Multiple Dining Areas
- Prominent Location Near Newmarket Racecourse, Tattersalls Sales ring and A14
- Large 3-Bedroom Private Owner's Accommodation
- Courtyard Garden with 60 Covers + Large Customer Car Park
- Walking Distance to Kennett Train Station with links to Bury St Edmunds, Newmarket & Cambridge
- Guide Price £750,000 + VAT*

## DESCRIPTION

An exceptional and rare opportunity to acquire a thriving freehold country inn, restaurant and hotel, occupying a prominent position in the sought-after village of Kennett, on the Cambridgeshire–Suffolk border. The property is being offered for sale solely on the grounds of ill health.

The Bell Inn is an impressive Grade II listed former coaching inn dating from the early 16th century. Its historic significance is reflected in its close-studded timber frame, jettied construction, exposed beams and magnificent inglenook fireplace. The building has been carefully restored to celebrate these original features while providing the facilities expected of a successful modern hospitality business. Local history also associates this wonderfully atmospheric former coaching inn with the legendary highwayman Dick Turpin.

The current owners acquired The Bell Inn in 2011, when the building required considerable attention, and undertook an extensive refurbishment before reopening it in July of that year. Particular care was taken to reveal and preserve the historic beams, fireplaces and character of the original building, while substantially upgrading its commercial kitchen.

The Bell Inn offers an established bar and restaurant business, 10 high-quality en-suite letting rooms, extensive owner's accommodation and attractive courtyard gardens. Its combination of accommodation, food, drink, private functions and events provides several valuable income streams. The business currently trades on a deliberately limited schedule, opening Wednesday to Saturday evenings and for Sunday lunch only. This provides a new owner with considerable scope to increase turnover by extending the opening hours and developing the food, beverage, accommodation, function and events sides of the business further.







# ACCOMMODATION

**THE BELL INN, KENNETT**
A rare opportunity to acquire one of Suffolk's most characterful and established hospitality businesses.

Dating back to the early 1500s, The Bell Inn is a striking Grade II Listed freehold property occupying a prominent position within the desirable village of Kennett, ideally situated on the Suffolk-Cambridgeshire border. Combining centuries of history with modern hospitality facilities, the property offers an exceptional blend of traditional charm, successful trading operations and significant future potential.

Rich in period character, the inn retains many original Tudor features including exposed timber beams, oak framework and an impressive Inglenook fireplace, creating a warm and welcoming atmosphere that continues to attract both local clientele and visitors from further afield.

The trading accommodation comprises a traditional public house and lounge bar with seating for approximately 50 guests across split-level areas, together with a dedicated restaurant providing a further 30 covers. A separate lounge bar with independent access, currently operated as a standalone business, offers flexibility for future operators and potential to increase overall trading revenues.

At the heart of the operation is a substantial commercial kitchen, comprehensively equipped to support high-volume food service, functions and events. Externally, the are two attractive courtyard gardens with well stocked flower beds, providing seating for approximately 80 guests and creates an excellent destination for outdoor dining and seasonal trade.

A particularly valuable feature of the business is the purpose-built accommodation block constructed approximately seven years ago. This comprises ten well-appointed en-suite guest rooms finished to a modern hotel standard, generating valuable year-round income from business travellers, tourists and visitors to the surrounding area.

The owner's accommodation is equally impressive, occupying the first floor of the original inn and providing generous private living space including three bedrooms, lounge, kitchen, office and bathroom facilities, making the property ideally suited to owner occupation and on-site management.

The Bell Inn enjoys a strategic trading position close to the A14, providing excellent access to Cambridge, Bury St Edmunds, Newmarket, the M11 and Stansted Airport. The nearby RAF bases at Lakenheath and Mildenhall generate consistent accommodation demand throughout the year, while Newmarket's world-renowned racing industry attracts significant numbers of visitors attending race meetings, bloodstock sales and equestrian events.

The business offers substantial opportunities for further growth through expanded food service, increased room occupancy, weddings, private functions, corporate events, tourism packages and enhanced digital marketing. The potential to reintegrate the currently sublet bar area into the main business operation presents an additional opportunity to increase revenues and profitability.

Properties of this calibre, combining historic character, substantial accommodation, established income streams and a highly accessible location, rarely become available on the open market.

Viewing is strongly recommended to appreciate both the quality of the premises and the considerable business opportunity on offer.

TENURE
Freehold.

VAT
The purchase price is subject to VAT.

EPC
Rating D.

**Agents Note**
Tenure - Freehold free of all tie
Retirement Sale currently operating on 50% opening times with a huge potential for Improvement

















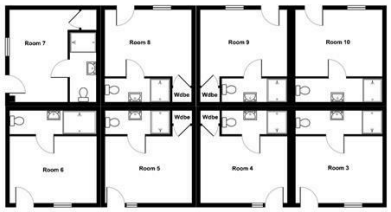
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*10 Guest Rooms with En-suites*





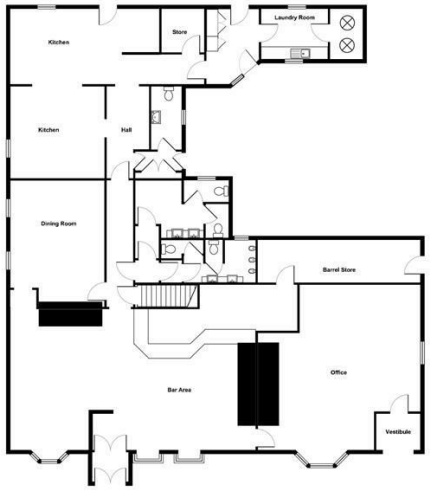
Ground Floor Rooms




First Floor Rooms




Ground Floor




First Floor




**01638 750241**
**info@clarkephilips.co.uk**
**www.clarkephilips.co.uk**

Council Tax Band :

MONEY LAUNDERING REGULATIONS 2003
Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.