

# FOR SALE BY AUCTION – ONSITE ON WED 19<sup>th</sup> OCTOBER AT 6PM

The Lion Inn, Woonton, Almeley, Herefordshire, HR3 6QN



Guide Price £199,950 Freehold

Sales Agent:-  
Guy Simmonds 01332 865112.

Leading National Licensed Property Agents Guy Simmonds have been instructed to sell the charming 17<sup>th</sup> Century stone built freehold village inn within the sought after Herefordshire village of Woonton.

This charming freehold village inn has a lovely location in the pleasant village of Woonton, close to Almeley, Herefordshire. Woonton is in the west of Herefordshire, about 18 miles north west of Hereford, 13 miles south west of Leominster and 7 miles from the border of Wales. This well presented and traditional freehold business consists of a lounge bar (circa 50), restaurant (circa 30), beer garden (circa 60), patio terrace (circa 16), car park and well equipped commercial catering kitchen. To complete the property is a 4 bedroom living accommodation in good decorative order.

The current owners purchased the business 6 years ago as a family concern. This business is currently closed due to ill-health and offers an ideal opportunity to acquire a quaint property with huge scope in all aspects of the business, especially the catering trade as the location lends itself to a food destination establishment.