



The Pack Horse Inn
Ellingham, Northumberland NE67 5HA

SUMMARY

- Turnover circa £375,000 per annum.
- Limited trading hours.
- Extensive stone built property.
- Prime location directly off A1.
- Outdoor beer garden.
- Car parking to the front.
- 5 en-suite letting bedrooms.
- Potential 1 bed owner's accommodation.
- Close to Alnwick & Bamburgh.
- FREEHOLD £450,000.

Introduction

The Pack Horse Inn is a quintessential country pub located in the heart of a pleasant Northumberland village just off the A1.

The business has been in the current owner's hands since 1999 and comprises the sale of quality food and drink with the emphasis on a menu comprising local produce from regional suppliers. In addition to the food offer there are 5 letting bedrooms with a separate 1 bed unit within the grounds.

Location

This business opportunity is located around 7 miles inland from the North Northumberland coast and just off the A1 which is the main route between North East England, Edinburgh and Scotland.

In addition to some passing trade from the A1 there is also custom from tourists who come to the area to visit nearby Bamburgh, Seahouses and Alnwick. There are also a number of wedding venues in this part of Northumberland and the pub enjoys some overflow from these events.

The village residents also support their local pub and it is a popular meeting spot for friends and families.

Description

The main pub is a substantial stone built property comprising the pub accommodation on the ground floor together with 5 en-suite bedrooms on the first floor. Externally there is south facing beer garden plus car parking to the front of the main building. There is a small detached 1 bed bungalow in the grounds.

Public Areas

The main public entrance is from the front of the building but there is separate external access at the side that leads up to the first floor accommodation. The ground floor is configured to provide a main bar, a snug and dining room plus an additional single storey space to the rear which can be hired out for functions. There is a well fitted and equipped commercial kitchen.

The first floor provides 5 separate en-suite bedrooms providing up to 10 bed spaces in a mixture of twins and doubles. Rooms vary in size but each room has a TV, tea & coffee making facilities and an ironing board.

A communal entrance to the rooms is provided from the side and it is not necessary to access the first floor from the pub itself.

Externally there is a south facing beer garden and car parking to the front.



Accommodation

Ground Floor

Main Bar	20ft x 16ft
Snug	16ft x 12ft
Dining Area 1	16ft x 15ft
Dining Area 2	15ft x 16ft
Kitchen	15ft x 16ft
Store & Cellar	
Ladies Toilets	
Gents Toilets	

First Floor

Bedroom 1	twin en-suite
Bedroom 2	double en-suite
Bedroom 3	double en-suite
Bedroom 4	twin en-suite
Bedroom 5	double en-suite

External

Bungalow	1 bed with lounge, bathroom and small kitchen space.
Beer Garden	south facing

Services

There is mains water and electricity into the property. Heating is via an oil tank and cooking is via an external LPG tank.

Trade

Turnover for YE March 2025 was circa £375,000.

Rateable Value

RV £20,000 (from April 2023).

Tenure

We are verbally informed that the title is freehold. Interested parties should seek legal confirmation.

Asking Price

Offers in the region of £450,000 are sought for the goodwill, fixtures, fittings and freehold interest.

EPC

Pub – Rating D
Cottage – Rating G

Website

www.packhorseinn-ellingham.co.uk

Agents Contact Information

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Money Laundering

In accordance with the current Anti-Money Laundering Regulations, the Purchaser or Tenant will be required to provide two forms of identification and proof of the source of income.

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