On the retirement of Dennis and Jo Willmott

THE BELL INN

32 BELL HILL | FINEDON | NORTHAMPTONSHIRE | NN9 5ND

-Wellingborough to St Pancras 50 minutes, Kettering to St Pancras 1 hour
-A14 Junction 10.3 miles
-Wellingborough 4 miles, Kettering 5 miles, Northampton 16 miles, Bedford 18 miles (all distances and times are approximate)

A Historic Hostelry with monastic origins from 1042 run by the current owners for over 47 years.

A rare opportunity to purchase an exceptional ‘Free House’ Inn.

Freehold offered for sale by private treaty with vacant possession on completion.

BERRYS

PROPERTY | BUSINESS | PLANNING

3 Cherry Hall Road, Kettering, Northamptonshire, NN14 1UE
Tel: 01536 517777 | kettering@berrys.uk.com

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Location Northamptonshire
A conservation village 4 miles from Wellingborough (population 75,000). Finedon is a well served village (estimated 4,500 population). The Inn is set in the heart of the conservation area and is the last remaining Inn within the village.

History
With origins in the area recorded in 1042 as Tingdene Hostelrie, a monastic hospice for travellers within the royal manor of Queen Edith. The current Listed main Inn was built in 1598, stone farm barns within the site suggest farm use, and in 1872 the Mackworth – Dolben family carried out a Victorian Gothic adaptation of the main façade.

The Property
The Inn is a unique building which has been well kept and has considerable scope for expansion. The interior is exceptional and unspoilt. As well as the large floor area to the Inn, there is extensive residential accommodation, and consent on the outbuildings for partially completed en suite bedrooms served by a large car park to the rear.

The Inn
- 3 serving bars
- Snug room
- Front Bar room
- Side bar room
- Back bar room
- Dining Room & barn restaurant (81 covers)
- Over 100 Internal covers
- 50 parking spaces
- Garden area
- Cellars
- Stores
- Rear Courtyard
- Lobbies
- Commercial kitchen
- Full Services
• 3m street frontage  
• Barn conversion for 4 motel units (not complete)

**The House**

**Ground floor**  
• Fitted Kitchen  
• Lounge  
• Hall ways & Wc

**1st Floor**  
• Landings  
• 6 Bedrooms  
• 2 Bathrooms  
• Attic Bedroom

**Outside**  
• A large car park & gardens with countryside views  
• A large garage with storage

**Additional Information**

• Grade I Listed, listing Number 0140659 and 1040660  
• Chattels and Stocks separate  
• Goodwill included  
• Council Tax Band: B (2016-2017 £1,132.10)  
• Property information pack available on request

**Services**

Mains water, sewerage, electricity, gas

Wellingborough Council - 01933 229777

Business Rates 2010 list - RV £5,700 pa currently 100% relief

Residential Band B (2016-2017 £1,132.10)

**Viewing**

Strictly by appointment - 01536 532376.
Bell Inn
Approximate gross internal floor area
6,548 sq ft / 608.3 sq m
This Plan is based upon the Ordnance Survey Map with the sanction of the Controller of H.M. Stationery Office. Crown Copyright reserved. (ES73 1 42E). This Plan is published for the convenience of Purchasers only. Its accuracy is not guaranteed and it is expressly excluded from any contract. NOT TO SCALE.

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