



Superb opportunity to acquire a landmark building within the thriving village of Ashton Hayes formerly a profitable local pub and situated in a prominent location in the centre of the village - offering fantastic opportunity and wider development potential, subject to planning permission

Wright Marshall are delighted to offer to the market a unique opportunity to purchase a charming and traditional former pub, prominently situated in the idyllic and affluent location of Ashton Hayes - known for its flourishing sense of community spirit.

The Golden Lion was formerly an asset of community value and is set in a substantial plot that extends to half an acre. It is a two-storey detached building of rendered brick construction under a pitched tiled roof occupying a prominent roadside location. Externally there is an extensive parking area and patio area to the side that would be ideal for a beer garden.

Internally there is a spacious internal square footage for hosting a large number of clientele. Modernisation and redevelopment work is required throughout to get it back to its former glory; however, due to the size of the building and the number of retained period features the potential to create something special is immediately noticeable.

The buildings character is enhanced by a number of fireplaces, stone flooring in some dining areas and ceiling timbers. Furthermore, there is a large fully equipped Catering Kitchen (appliance not tested) with multiple access doors to facilitate the smooth running of the catering aspect of the business.

The first floor accommodation briefly comprises: three bedrooms, kitchen, lounge and a bathroom.

Additionally the plot offers obvious potential for alternative residential and commercial development – subject to the necessary planning permission being granted.

LOCATION

Ashton Hayes is a very popular village in the Chester district of Cheshire. It is located about eight miles away from Chester and six miles from Tarporley. The village is particularly picturesque and enjoys many amenities including community run village store and post office, children's nursery and well supported Parish Church.

The village also has a playground, community rooms for hire and an active community. Ashton Hayes is aiming to become England's first carbon neutral village, has become famous for its efforts and has now established a community energy company. The village has its own highly regarded primary school and the area as a whole is renowned for excellent education establishments in both the state and private sector. Also worthy of mention is the Queen Elizabeth playing field and pavilion, recently opened with funding from the carbon neutral project and the national lottery.

In the nearby village of Mouldsworth, further amenities are offered including Goshawk Public House and Mouldsworth Railway Station providing a direct link on the Chester to Manchester line.

The area as a whole is ideal for the business traveller, city centre of Chester being reached within 15-20 minutes and Manchester city centre 45-50 minutes drive. Excellent links to North Wales and the wider motorway network are found close at hand via the A55, M6, M56 and M53. Manchester International and Liverpool John Lennon Airports are accessed within 45 minutes drive. In addition to Mouldsworth station mentioned above, there are railways stations at Helsby, Chester and Hartford

ENTRANCE LOBBY

Front aspect double doors. Door to dining room one and bar. Recessed light to ceiling.

DINING ROOM ONE

21' 2" x 15' 2" (6.45m x 4.62m) Two front aspect timber framed windows. Two double panel radiators. Stone floor. Recessed ceiling spotlights. Door to toilets. Open fireplace. Access to bar. Opening to rear hall.

TOILETS LOBBY

8' 11" x 3' 4" (2.72m x 1.02m) Door to Gentlemen's toilet.

GENTLEMEN'S TOILETS

9' 1" x 6' 11" (2.77m x 2.11m) Side aspect window.

REAR HALL

11' 8" x 11' 6" (3.56m x 3.51m) L-shaped. Rear aspect timber framed double doors. Tiled floor. Double panel radiator. Door to baby chain facilities.

BABY CHANGING FACILITIES

6' 9" x 6' 2" (2.06m x 1.88m) Low level WC. Pedestal wash hand basin. Ceiling mounted light fitting. Door to the rear hall.

REAR HALL

11' 1" x 8' 9" (3.38m x 2.67m) Stairs rising to first floor. Door to store area. Door to kitchen.

STORE AREA

13' 5" x 7' 8" (4.09m x 2.34m) Central heating boiler. Ceiling mounted light fitting. Fitted shelving.

KITCHEN

23' 11" x 14' 11" (7.29m x 4.55m) Maximum measurements. Associated fixtures and fittings.

BAR AREA

15' 9" x 14' 6" (4.8m x 4.42m) Bar area with central bar and seating space. Front aspect window. Framed opening to dining area two.

DINING AREA TWO

14' 7" x 11' 4" (4.44m x 3.45m) Front aspect window. Door to side hall leading to gents and ladies toilet.

GENTS TOILET

8' 6" x 6' 3" (2.59m x 1.91m) Associated fittings

LADIES TOILET

8' 9" x 7' 11" (2.67m x 2.41m) Associated fittings.

DINING AREA THREE

39' 11" x 18' 0" (12.17m x 5.49m) Door to side aspect. Door to cupboard. Door to cellar style coal store.

CELLAR STYLE COAL STORE

14' 2" x 8' 9" (4.32m x 2.67m)

DINING AREA FIVE

12' 11" x 12' 4" (3.94m x 3.76m) Side and rear aspect windows. Sandstone fireplace.

FIRST FLOOR**LANDING**

26' 6" x 5' 11" (8.08m x 1.8m) Skylight. Ceiling mounted light fitting. Doors to living room, kitchen, two bedrooms and family bathroom.

LIVING ROOM

15' 8" x 11' 11" (4.78m x 3.63m) Front aspect window. Double panel radiator. Ceiling mounted light fitting.

KITCHEN

9' 7" x 7' 10" (2.92m x 2.39m) Front aspect timber framed window. Double panel radiator. Fitted with a range of wall and floor mounted kitchen units with a rolled top preparation surface. One and half bowl stainless steel with drainer and unit and mixer tap. Space for washing machine, dryer and fridge. Multispeed extractor hood. Ceiling mounted light fitting.

BEDROOM TWO

12' 11" x 9' 3" (3.94m x 2.82m) Front aspect timber framed window. Double panel radiator. Ceiling mounted light fitting.

BEDROOM ONE

15' 6" x 8' 11" (4.72m x 2.72m) Front aspect timber framed window. Ceiling mounted light fitting. Double panel radiator.

FAMILY BATHROOM

12' 2" x 6' 0" (3.71m x 1.83m) Single panel radiator. Low level WC. Pedestal wash hand basin. Panelled bath with shower fitting. Side aspect window. Airing cupboard housing hot water cylinder.

SERVICES

We understand that mains water, electricity, oil and drainage are connected.

VAT REGISTERED

The Vendor of the property made the selling agents aware on 26 October 2017 that the property is VAT registered

VIEWING

Viewing by appointment with the Agents Tarporley office

TENURE

We believe the property is freehold tenure.

ROUTE

From our office in the centre of Tarporley, leave the village in the direction of Chester and at the roundabout take the second exit. Proceed along for a few miles passing through the villages of Clotton and Duddon and the right hand turn into Tarvin. Upon reaching the roundabout take the second exit and proceed along until reaching a left hand turn signposted Ashton Hayes and Mouldsworth. Proceed along and upon entering the village the Golden Lion will be found straight in front of you, clearly identified by Wright Marshall 'For Sale' Boards



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements