



HAYMAN-JOYCE

THE PLOUGH INN

COLD ASTON
CHELTENHAM
GLOUCESTERSHIRE
GL54 3BN

ENCHANTING FREEHOLD
COTSWOLD PUBLIC HOUSE FULL
OF CHARACTER AND CHARM.

SITUATION

Cold Aston is a desirable rural hill village, well located for transport links to Cirencester (14.5 miles), Cheltenham (13.5) and Oxford (31.5)

The village has an Ofsted outstanding primary school, an active village hall and annual village Fayre

St. Andrew's Church, whose 5 bells were lovingly restored a number of years ago after 50 years of silence

The village name appears in the Domesday Book as Estone (East Farm) and by the mid-13th Century changed to Cold Aston; by 1535 the name changed again to Aston Blank, but in 1972 reverted back to Cold Aston

Other local towns with amenities for day-to-day requirements are Bourton-on-the-Water (3 miles) and Northleach (4.7)

The award-winning Daylesford Farm Shop is about 10 miles away

Mainline stations at Kingham and Moreton-in-Marsh, with train services to Oxford and London Paddington



Guide Price £650,000

HAYMAN-JOYCE

High Street, Moreton-in-Marsh
Gloucestershire
GL56 0AX
01608 651188
moreton@haymanjoyce.co.uk



THE PROPERTY

- The Plough is set in the heart of Cold Aston, an exquisite Cotswold Hill village in the heart of the North Cotswolds
- Overlooking the village green with a southerly aspect is this Seventeenth Century Grade II listed public house, built of local Cotswold stone under a Cotswold stone tile roof
- The Plough comprises bar and restaurant with kitchen on the ground floor and four lettable ensuite rooms to the first floor
- The Plough was purchased by the current owner in 2012 and underwent a significant and thorough renovation to create a beautiful public house fit for the 21st century
- The pub was run by the owner until 2018 when it was let and successfully run for a number of years until the pandemic and in 2023 the owner took the pub back on for eighteen months. At present due to other commitments, the owner has closed the kitchen, and the pub opens for drinks Friday, Saturday and Sunday
- Through a substantial oak door you are welcomed into the main dining space with a large fireplace and wood burner, stone floors, exposed beams, exposed sections of Cotswold stone walls and oodles of character
- Walking through to the bar in the heart of the pub, is the bar built with oak and a wrought iron foot rail
- Beyond is another dining area which flows through the garden room dining, with doors to the terrace and a large rooflight allowing the light to flood in
- The commercial kitchen is accessed off this dining area with an outside door and an external store
- The cellar room, store cupboard, ladies, gents and disabled toilets round out the ground floor accommodation
- The letting rooms are accessed from outside through a door off the terrace, stairs lead up to the first-floor landing. The rooms are all doubles, with the largest being the Aston suite, all with ensuite bathrooms or shower rooms. One could of course use all or part of this as living accommodation
- EPC Band C

OUTSIDE

- The main south facing terrace sits directly in front of the pub overlooking the village green and surrounding archetypal Cotswold village houses and cottages
- A raised deck, in need of repair, has a lovely commanding outlook
- A gravel drive leads to an area up beyond the pub, which has potential to further develop or use as additional outdoor dining space. There is currently an open sided tepee style marquee and an outbuilding. The outbuilding was granted permission in 2010 to be converted into a small two storey one bedroom guest house, which has since expired – Cotswold District Council planning reference 10/04878/FUL

DIRECTIONS

- From Bourton-on-the-Water take the A436 towards Cheltenham and after approx. ½ mile turn left signposted Cold Aston and Aston Blank
- Follow the road into Cold Aston, The Plough will be found on the other side of the green
- what3words: since.bloodshot.mild

SERVICES

- Mains water and electricity are connected
- Private drainage
- LPG central heating
- A connection to full fibre broadband is now available in the village with speeds up to 1600 Mbps

OUTGOINGS

- Current rateable value (1 April 2023 to present) £23,500

TENURE & POSSESSION

- Freehold with vacant possession on completion

VIEWING

- Strictly by prior appointment with the sole selling agents:

H A Y M A N - J O Y C E
01608 651188

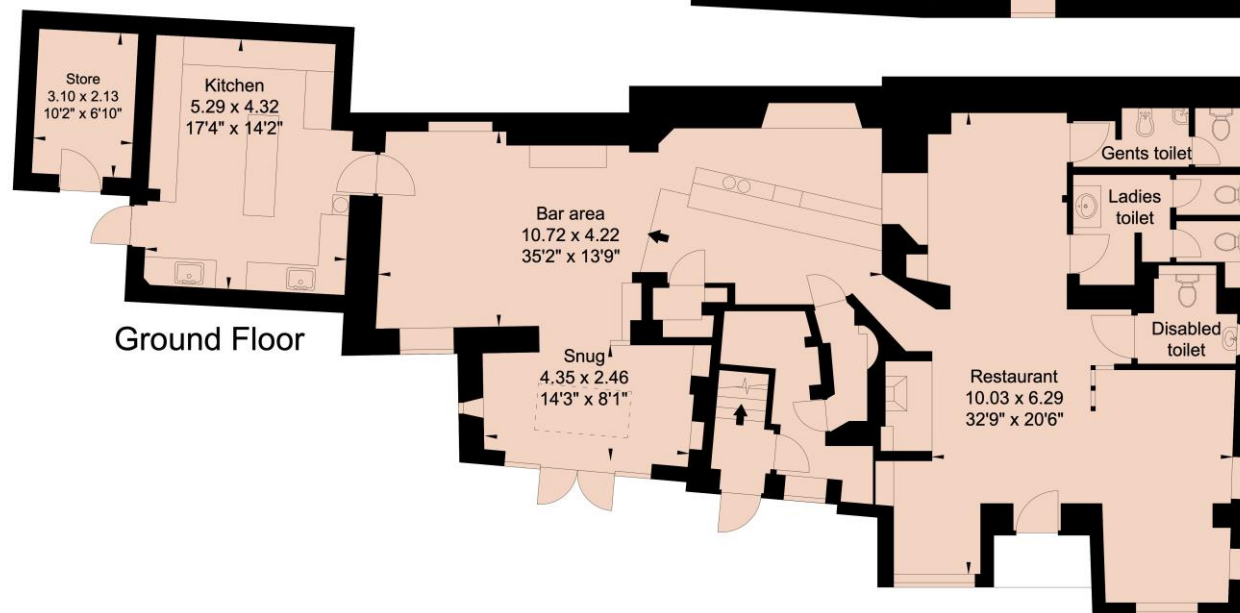
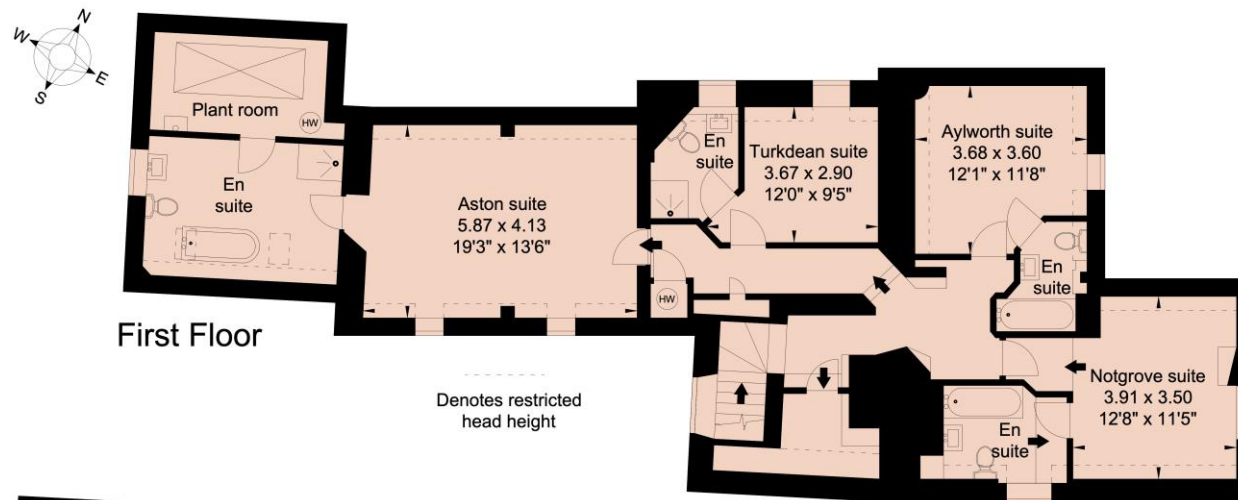


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IMPORTANT NOTICE

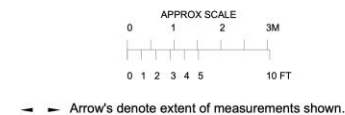
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2. We have no authority to make any representations and all information is given entirely without responsibility on our and the vendors behalf.
3. Photographs are taken in good faith, but only show certain parts of the property. Unless otherwise stated photographs were taken at the time of, or since, the property's initial marketing.
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5. We are unable to comment on the state of repair of the property, nor can we confirm that any services, equipment, facilities or appliances are in satisfactory working order.
6. Council tax bandings given are the current assessments. If improvements have been carried out to the property since April 1993, this banding may be reviewed.





Approximate Gross Internal Floor Area
308 sq m (3,316 sq ft)
inc. restricted head height
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This plan is for guidance only and must
not be relied upon as a statement of fact.

The Plough
Cold Aston



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M O R E T O N - I N - M A R S H • M A Y F A I R
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