

Freehold Opportunity

£675,000



THE BLUE BELL, LANGHAM

An attractive Grade II Listed North Norfolk village pub with spacious trading areas, owner accommodation and a large rear beer garden

Langham, Norfolk

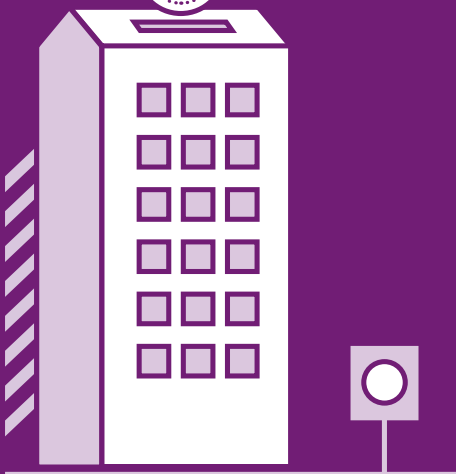
☎ 01502 532 028

✉ jack@paulhubbardonline.com





PROPERTY SUMMARY



- 1.** Substantial Grade II listed village pub in desirable North Norfolk location
- 2.** Approx. 2,489 sq ft ground floor with extensive bar and dining areas
- 3.** Large commercial kitchen, prep room, walk-in fridge and cellar
- 4.** Generous enclosed beer garden with detached barn/outbuilding
- 5.** Two-bedroom owner/manager accommodation – Freehold £675,000

DESCRIPTION



Paul Hubbard Commercial are delighted to present an excellent opportunity to acquire a substantial and characterful Grade II listed village public house in the highly desirable North Norfolk village of Langham

The Blue Bell is an attractive and well-established former village pub which has traded successfully over many years, most recently as a food-led country pub. The building dates back from the 17th or early 18th century, with traditional whitewashed flint and brick construction beneath a red pantile roof, giving the property considerable character and kerb appeal.

The ground floor extends to approximately 2,489 sq ft (231.2 sq m) and provides extensive trading and ancillary accommodation. The main customer areas are arranged around an attractive timber-fronted bar and comprise several interconnected bar, lounge and dining areas, allowing an incoming operator considerable flexibility in the style and layout of the business. Traditional features including exposed timber, fireplaces and tiled floors contribute to the property's established country-pub character.

To the rear is a substantial commercial kitchen measuring approximately 18'4" x 13'5", together with a separate prep area approximately 17'6" x 13'5", a dedicated walk-in refrigerator, cellar, utility room and ancillary storage. The existing arrangement provides an excellent platform for a strong food-led operation and previously supported a varied seasonal menu and Sunday dining trade.

A particularly strong feature is the large enclosed beer garden to the rear, which provides extensive outdoor seating and considerable scope for events, family dining and seasonal trade. The grounds also incorporate a useful detached barn/outbuilding measuring approximately 18'5" x 12'2", offering further storage or potential ancillary use, subject to any necessary consents.

At first-floor level the property includes two-bedroom owners'/manager's accommodation, providing the opportunity for an owner-operator to live on site or alternatively to provide accommodation for management staff.

The property represents a relatively rare opportunity to acquire the freehold of an established North Norfolk public house with extensive trading space, substantial catering facilities, private accommodation and a particularly generous garden, while retaining considerable potential for a new operator to develop their own concept.

For more information or to arrange a viewing, please contact Jack Taylor on 01502 532028 or email jack@paulhubbardonline.com.







Freehold

The Langham Blue Bell, 22, Holt Road, Langham, Norfolk, NR25 7BX

















Freehold

The Langham Blue Bell, 22, Holt Road, Langham, Norfolk, NR25 7BX



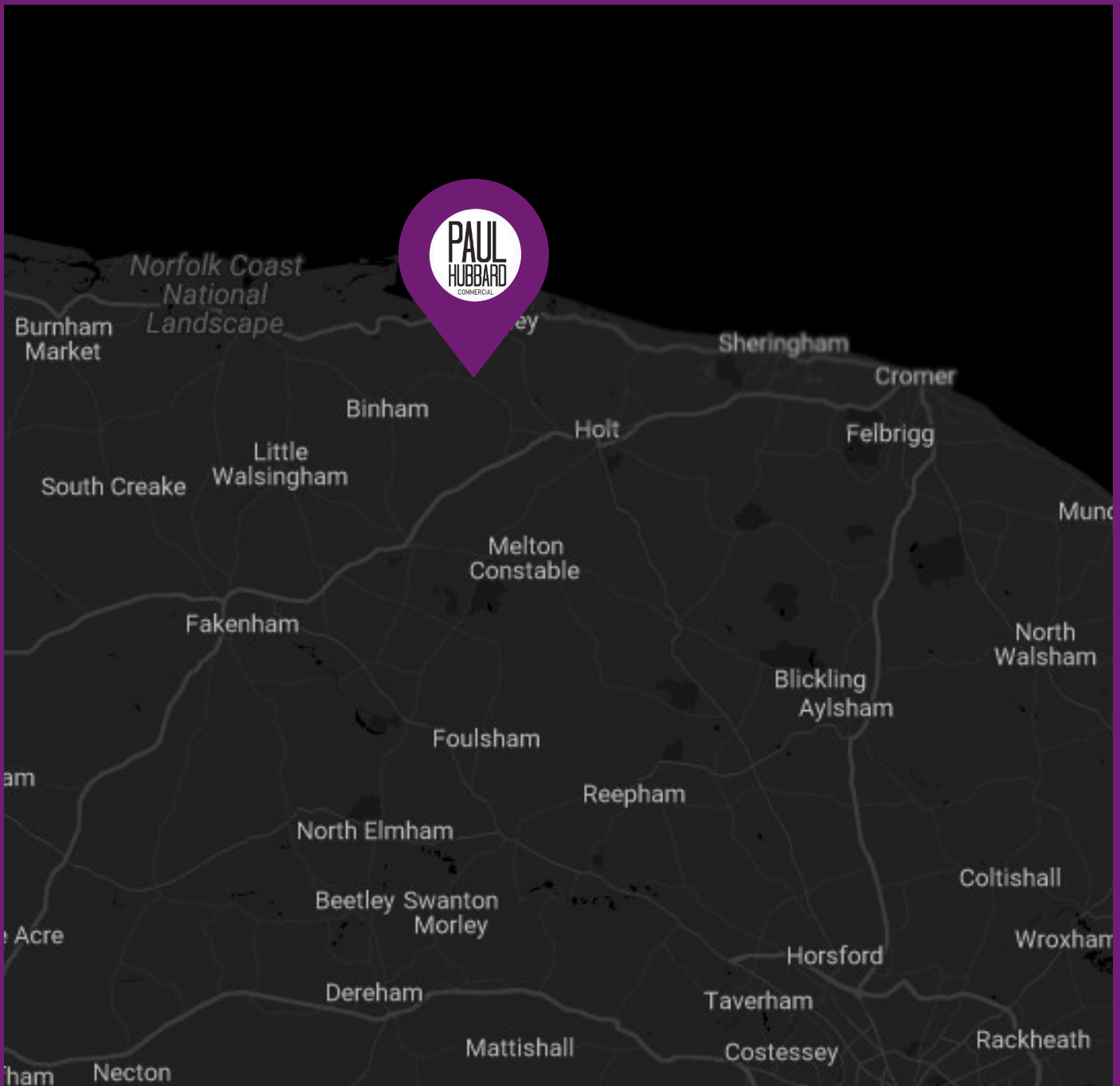
LOCATION



The Blue Bell
22 Holt Road
Langham
Norfolk
NR25 7BX

Langham is an attractive and highly regarded North Norfolk village situated approximately two miles inland from the coast at Blakeney, within easy reach of Morston, the Blakeney National Nature Reserve and the wider North Norfolk coast. The Georgian market town of Holt is approximately five miles away, while Wells-next-the-Sea, Cley-next-the-Sea and the surrounding coastal villages are also readily accessible.

The area benefits from a strong combination of permanent residents, second-home owners and substantial year-round visitor traffic. Visit North Norfolk lists a number of significant tourist attractions within only a few miles of the pub, including Blakeney, Morston Quay, Blakeney National Nature Reserve and Binham Priory.



We are a well-established Commercial Estate Agency who look to offer a fresh approach within an exciting property market.

With a strong team of experienced professionals, Paul Hubbard Commercial is a one stop shop for Commercial Sales and Lettings, providing you with a bespoke service catered to your needs. The areas we cover include Lowestoft, the whole of the East coast, all the way to Norwich and anywhere in between!



WHY CHOOSE US

We can source your buyer wherever in the world they may be. With our experienced team, we will provide you with the best blend of local and national advertising to make sure you not only sell quickly, but achieve the best possible price.

No long, sole agency contract - We never tie anyone into these agreements, we offer a rolling contract so you will have peace of mind that we will strive to work hard at all times in order to sell your property. If you were to ever feel otherwise then you could leave at any point after providing us with a 4 week notice period.

Nationwide advertising - With the power of the internet, we can source your buyer wherever in the world they may be. Rightmove is the largest property portal in the country and we at Paul Hubbard Commercial also pay for additional coverage within that platform, as well as subscriptions to commercial and business specific property portals to ensure your property is advertised thoroughly, and to the right kind of people.

CONTACT



To arrange a viewing or for more information on the property please contact Jack Taylor at Paul Hubbard Commercial Ltd

01502 532 028

jack@paulhubbardonline.com

**PAUL
HUBBARD**
COMMERCIAL