

Asking Price:

£600,000

www.paulhubbardonline.com/commercial



THE BLUE BOAR, GREAT RYBURGH

Stunning, Grade II listed bed and breakfast, including 7 boutique bedrooms, a separate 1-bedroom cottage, and huge potential for development or conversion, nestled in the Norfolk countryside.

Great Ryburgh, Norfolk.

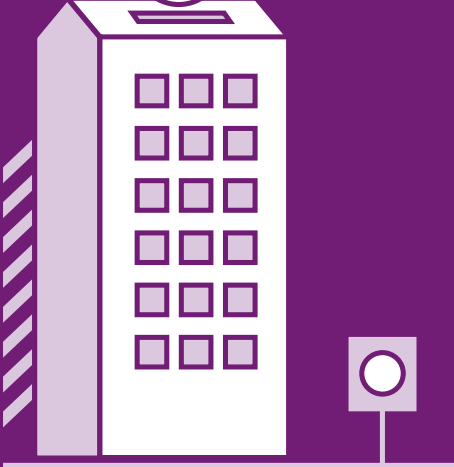
☎ 01502 532 028

✉ jack@paulhubbardonline.com

**PAUL
HUBBARD**
COMMERCIAL



PROPERTY SUMMARY



- 1.** Beautiful, Grade II listed property set in the heart of the Norfolk countryside.
- 2.** Currently operating as a successful bed and breakfast, offering 7 boutique rooms, each with en-suites.
- 3.** The property includes a fully-functioning bar area, used by guests of the B&B, a spacious commercial kitchen, multiple dining areas, a separate 1-bedroom cottage, on a site measuring approximately 0.4 acres.
- 4.** Adaptable property with potential to expand on the current offering as a bed and breakfast, or converting to a different business use subject to planning.
- 5.** Freehold available at an asking price of £600,000.

DESCRIPTION



Paul Hubbard Commercial are delighted to bring to market The Blue Boar Inn, Great Ryburgh.

The Blue Boar Inn is a beautifully restored Grade II listed building located in the charming village of Great Ryburgh, Norfolk. Established in 1685, and operated as a successful pub for centuries, this historic inn offers a unique blend of traditional character and modern business potential.

Currently operating as a successful 7-bedroom bed and breakfast, it provides guests with a warm, inviting atmosphere and offers multiple revenue streams. With a stunning dining area, a versatile bar area, and a separate cottage that could be used for owner accommodation or as a holiday let, this property presents an exciting opportunity for further development or conversion.

Set within a generous plot with ample parking, beautiful gardens, and an outdoor structure perfect for al-fresco dining, The Blue Boar Inn is an ideal choice for those looking to invest in a business with expansion potential.

The Business: Currently operating as a bed and breakfast with exclusive residential use, The Blue Boar Inn offers 7 comfortable, well-decorated guest rooms and a traditional countryside atmosphere.

The property features a fully-fitted commercial kitchen, and a stunning dining area, perfect for hosting functions, events, or private gatherings. This additional space offers a valuable income stream, whether used for business functions, private parties, or local events.

The separate 1-bedroom cottage provides ideal owner accommodation or could be converted into a self-contained holiday let for further income potential. The large car park and development potential of the plot further enhance the opportunities for business growth or diversification.

The Property: This Grade II listed building retains many of its period features, including low-beamed ceilings and beautiful fireplaces, providing an inviting, historic atmosphere throughout the property.

The large plot includes beautifully maintained gardens and an outdoor beer garden, perfect for guests to relax and enjoy the Norfolk countryside.

To the rear of the site, there is ample parking space, offering convenience for guests and potential for future development, as well as an outdoor structure which is perfect for al-fresco dining and drinks for guests. The size and layout of the plot also provide opportunities for extending the bed and breakfast operation, converting the building for a different use subject to planning, or pursuing residential development (also subject to planning permission).

The property was designated as an Asset of Community Value (ACV) in late 2024, however the 6 month window for bids to be submitted ends in May 2025, therefore it is now available on the open market.









Freehold Opportunity

The Blue Boar, 31, Station Road, Great Ryburgh, Norfolk, NR21 0DX













RATES

Rateable value

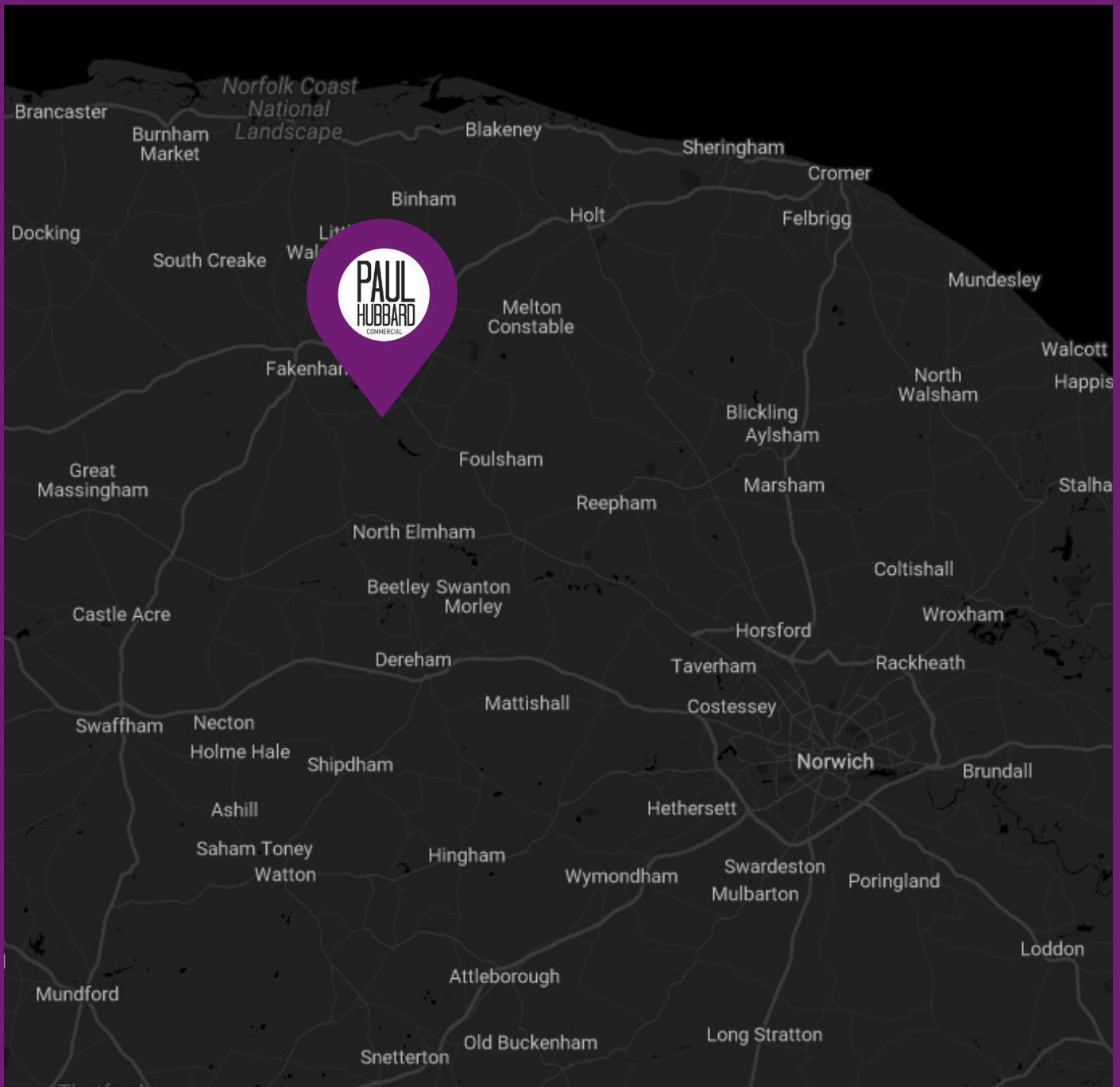
£5,750

**For guidance on business rates, please contact
North Norfolk Council for more information.**



Blue Boar Inn
31 Station Road
Great Ryburgh
Norfolk
NR21 0DX

Great Ryburgh is a charming and picturesque village located in the heart of Norfolk, offering a perfect blend of rural tranquillity and convenient access to local amenities. Situated just 2.9 miles southeast of Fakenham and 21 miles northwest of Norwich, the village enjoys a prime location surrounded by beautiful countryside, while still benefiting from excellent transport links. With its rich history, traditional architecture, and strong sense of community, Great Ryburgh is an ideal destination for those seeking a peaceful lifestyle, as well as businesses looking to capitalise on the area's growing appeal. The village offers a welcoming atmosphere, making it an attractive location for both residential and commercial opportunities.



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 marketing costs - You'll find that most commercial agents charge anything up to £1000 up front to produce all the necessary marketing material on your property.

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 28 day 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